



GRASSROOTS
REALTY GROUP

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23 Fairview Drive SE
Calgary, Alberta

MLS # A2267561



\$524,900

Division:	Fairview		
Type:	Residential/House		
Style:	4 Level Split		
Size:	1,037 sq.ft.	Age:	1959 (66 yrs old)
Beds:	4	Baths:	2
Garage:	Double Garage Detached		
Lot Size:	0.15 Acre		
Lot Feat:	Back Lane, Back Yard, No Neighbours Behind, Private		

Heating:	Baseboard, Boiler	Water:	-
Floors:	Carpet, Hardwood, Linoleum	Sewer:	-
Roof:	Asphalt Shingle, Asphalt/Gravel	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Wood Frame, Wood Siding	Zoning:	R-CG
Foundation:	Block, Poured Concrete	Utilities:	-
Features:	Separate Entrance		

Inclusions: N/A

Amazing Location in the heart of Fairview! Super easy to travel anywhere in the city! Play park right out the back gate with awesome view of our beautiful skyline! HUGE lot for someone who wants to redevelop! Great bones to work with if you prefer to upgrade to your standard and live in. Original hardwood floors were refinished years ago and still look pretty good. Third level entrance lends itself well to have some separation for occupants. Tandem garage with doors at both ends for easy access. This home has been in the family since 1959 and awaits a new owner to enjoy for many years to come. Quick possession possible!