



**GRASSROOTS**  
REALTY GROUP

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**70 Fairview Crescent SE**  
**Calgary, Alberta**

**MLS # A2274327**



**\$629,900**

<b>Division:</b>	Fairview		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bungalow		
<b>Size:</b>	1,046 sq.ft.	<b>Age:</b>	1959 (66 yrs old)
<b>Beds:</b>	5	<b>Baths:</b>	2
<b>Garage:</b>	Single Garage Attached		
<b>Lot Size:</b>	0.11 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, Lawn, Rectangular Lot, Sloped Down		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Hardwood	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Stucco, Wood Frame, Wood Siding	<b>Zoning:</b>	R-CG
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Ceiling Fan(s), Granite Counters, No Smoking Home		

**Inclusions:** NA

(((Open House Saturday, December 13, 12:30-2PM and Sunday 12:00 - 1:30 pm))))Beautifully updated bungalow offering exceptional value! Situated mid-block on a quiet crescent in highly sought-after Fairview, this home provides 2,041 sq ft of developed living space including the basement on a sunny East/West-facing 50 ft lot. The main level is bright and welcoming with West exposure, large windows, and gleaming hardwood floors. The updated kitchen features granite countertops, maple cabinetry, generous prep space, and excellent storage, all overlooking the expansive backyard. Three spacious bedrooms and a refreshed full bathroom complete the main floor. The fully developed lower level impresses with a huge media/games area, two additional bedrooms, an updated 4-piece bathroom, a dedicated laundry room, and abundant storage. The basement floors have also been newly replaced. Outside, the large backyard includes a sizable deck, a single detached garage, and plenty of room for kids to play or for hosting gatherings. Fairview offers unbeatable convenience—close to schools, Chinook Mall, and with an easy commute to downtown.