



GRASSROOTS
REALTY GROUP

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70 Fairview Crescent SE
Calgary, Alberta

MLS # A2274327



\$629,900

Division:	Fairview		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,046 sq.ft.	Age:	1959 (67 yrs old)
Beds:	5	Baths:	2
Garage:	Single Garage Attached		
Lot Size:	0.11 Acre		
Lot Feat:	Back Lane, Back Yard, Lawn, Rectangular Lot, Sloped Down		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Stucco, Wood Frame, Wood Siding	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	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.