



GRASSROOTS
REALTY GROUP

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**236 Fairview Drive SE
Calgary, Alberta**

MLS # A2278044



\$699,000

Division:	Fairview		
Type:	Residential/House		
Style:	Bungalow		
Size:	933 sq.ft.	Age:	1961 (65 yrs old)
Beds:	5	Baths:	3
Garage:	Alley Access, Double Garage Detached, Off Street, On Street, Parking Pad		
Lot Size:	0.11 Acre		
Lot Feat:	Back Lane, Back Yard, Interior Lot, Landscaped, Level, Rectangular Lot, Street		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Ceramic Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Stucco, Wood Frame	Zoning:	H-GO
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, Double Vanity, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Quartz Counters, Recessed Lighting, See Remarks, Separate Entrance, Walk-In Closet(s)		

Inclusions: Basement: Dishwasher, Electric Stove, Microwave Hood Fan, Refrigerator, Washer/ Dryer

****Gorgeously Renovated Main Level & 2 Bedroom Basement Suite(illegal)**** Sparkling Modern Finishes | Gloss Full Height Cabinets | Quartz Countertops | Stainless Steel Appliances | LED Recessed & Chandelier Lighting | Open Floor Plan Living Space | Large Windows | Great Natural Light | West Facing Frontage | 3 Bedrooms 1 Bath Main Level | Open Floor Plan Living Space | Separate Entry to Basement | Separate Laundry | Great Open Floor Plan | 2 Bedrooms with Ensuite Bathrooms | Great Backyard | Expansive Deck & Lawn Space | Double Detached Garage | Rear Lane Access | Location Location Location! Welcome to your beautifully renovated bungalow spanning 1,003 SqFt of developed living space between the main and basement levels. Open the front door to a bright and modern renovated home with LED lighting and large windows. The open floor plan living and kitchen make this the perfect space to entertain friends and family. The kitchen is outfitted with full height gloss finished cabinets, sparkling quartz, stainless steel appliances and a breakfast bar for small meals. The main level has 3 bedrooms and a 5pc ensuite. The primary bedroom has a cheater door to the 5pc bath. Bedrooms 2 & 3 on the main level are both spacious! Downstairs, the 2 bedroom basement suite(illegal) has a separate entry and separate laundry making it a completely independent space in this home. The basement has a great open floor plan kitchen and rec room making for a flexible living and dining space. The 2 bedrooms on this level each have their own ensuite baths; the primary has a 3pc ensuite and a walk-in closet. The 2nd bedroom another 3pc ensuite. The basement has great storage and also holds the utility room. Outside, the backyard starts with a sun room where the rear door is to the backyard. The sun room then leads to the deck which has

great depth. This home offers a unique feature—an underground garage accessible from the back alley. The front parking pad provides additional parking to accommodate for both levels of the home. Located in the friendly community of Fairview close to schools, parks, and local amenities, this home provides easy access to major roads and public transportation. Your commute couldn't be any easier with Mcleod Trail & Heritage Drive close by. Hurry and book a showing at this incredible home today!