



GRASSROOTS
REALTY GROUP

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42 Fullerton Road SE
Calgary, Alberta

MLS # A2286976



\$560,000

Division:	Fairview		
Type:	Residential/House		
Style:	4 Level Split		
Size:	1,014 sq.ft.	Age:	1959 (67 yrs old)
Beds:	4	Baths:	2
Garage:	Double Garage Detached		
Lot Size:	0.13 Acre		
Lot Feat:	Back Lane, Landscaped		

Heating:	Baseboard, Boiler, Natural Gas	Water:	-
Floors:	Ceramic Tile, Hardwood, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Brick, Stucco, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	No Animal Home, No Smoking Home, Vinyl Windows		

Inclusions: Heated greenhouse

First time on MLS! Amazingly solid and well built, classic mid century home by JAEGER Homes is awaiting a new family. Located on a quiet street on a 55 foot lot, in the heart of Fairview, this classic, impeccably MAINTAINED home has many unique features. The main floor has a traditional 'L' shaped living and dining room plan with gorgeous oak HARDWOOD throughout. A good sized kitchen is adjacent to the dining room with a STEEL SUPPORT BEAM running though the bulkhead separating the two areas, which can be helpful for future reno plans. The upper level has 2 bedrooms with hardwood and a full bath. A few steps down from the main floor is the WALKOUT level, with a door to the backyard, and 2 bedrooms. The basement level contains a large living area, bath with shower, a SECOND KITCHEN area (the seller had used it as a summer kitchen), laundry and storage. The spacious back yard is a great place to relax with the poured concrete patio and gazebo ready for summer BBQs. A 21' x10' foot GREENHOUSE can be HEATED from the garage furnace and will turn you into an instant green thumb. Built for LONGEVITY, the oversized, heated, double garage is solid and is constructed from cinderblock filled with concrete. Its a mechanic's dream allowing for comfortable year round use. Older homes in this condition rarely come along. Contact your favourite agent to set up a private showing.