



GRASSROOTS
REALTY GROUP

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220 78 Avenue SE
Calgary, Alberta

MLS # A2292727



\$719,900

Division:	Fairview		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,089 sq.ft.	Age:	1959 (67 yrs old)
Beds:	4	Baths:	2
Garage:	Triple Garage Detached		
Lot Size:	0.13 Acre		
Lot Feat:	Back Lane, Back Yard, Landscaped, Low Maintenance Landscape		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Hardwood, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Stone, Stucco, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Chandelier, Granite Counters, Low Flow Plumbing Fixtures, Recessed Lighting, Soaking Tub, Storage		

Inclusions: N/A

Set along a quiet street in the established community of Fairview, this beautifully maintained bungalow blends thoughtful updates, functional living space and an incredible backyard designed for year-round enjoyment. Mature surroundings and a welcoming neighbourhood atmosphere place schools, parks and everyday amenities within easy reach while offering a comfortable setting for families seeking both convenience and community. Hardwood flooring introduces the main level and extends through bright living spaces where detailed wainscoting adds timeless character. A welcoming living room invites relaxed evenings at home while the adjacent dining area sits beneath designer lighting, creating an inviting backdrop for everyday meals and special gatherings alike. Updated cabinetry, granite countertops and stainless steel appliances anchor the kitchen, where a gas cooktop and double wall ovens support effortless cooking and entertaining while generous workspace keeps everything within easy reach. Three bedrooms are thoughtfully positioned on the main floor, providing flexible space for family living, guests or a home office, while an updated 4 piece bathroom delivers everyday function with clean modern finishes. Additional living space continues in the fully finished basement where a large recreation room easily accommodates movie nights, games and casual gatherings. A fourth bedroom with egress window offers comfortable privacy for guests or older children, while a newer bathroom enhances flexibility for busy households. Outdoor living becomes a standout feature of this property where an incredible covered entertainment area forms a true backyard retreat. A built-in outdoor kitchen and fireplace create the perfect atmosphere for hosting friends through every season, while a separate ground level deck captures sunny afternoons and quiet

morning coffees. Privacy and functionality are enhanced by the detached triple garage positioned at the rear of the property, offering exceptional space for vehicles, storage, hobbies or workshop use. Central air, in ground sprinkler & 4 th parking area. Fairview continues to attract families thanks to its close knit community feel and outstanding central location. Schools, off leash parks and neighbourhood pathways are within walking distance, while nearby Macleod Trail and Heritage Drive provide convenient access to shopping, restaurants and daily services. Chinook Centre, the C-Train and Deerfoot Meadows are only minutes away, making commuting and weekend errands easy while still enjoying the charm of an established residential neighbourhood.