



**44 Fairview Crescent SE  
Calgary, Alberta**

**MLS # A2294297**



**\$549,900**

<b>Division:</b>	Fairview		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bungalow-Villa		
<b>Size:</b>	1,054 sq.ft.	<b>Age:</b>	1959 (67 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2
<b>Garage:</b>	Double Garage Detached, Front Drive, Garage Faces Rear, Heated Garage, F		
<b>Lot Size:</b>	0.11 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, Front Yard, Lawn		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Linoleum	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding	<b>Zoning:</b>	R-CG
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Ceiling Fan(s), Laminate Counters		

**Inclusions:** Shed

Located in the desirable community of Fairview, this bungalow offers great potential for first-time buyers, investors, or anyone looking to add value with a bit of TLC. With approximately 2,000 sq ft of total living space, this is a solid home with plenty of upside. The main floor features a large, bright living room, an updated kitchen with newer cabinetry, laminate countertops, and white appliances, along with two well-sized bedrooms including a spacious primary (originally 3 bedrooms upstairs and is relatively easy to convert back if desired) . A 4-piece bathroom completes the main level. The basement is partially finished with 3rd bedroom(non egress window) as well as a 3PC bathroom. Outside, you’ll find a massive backyard with plenty of room to enjoy, along with ample parking including a double front parking pad and a double detached heated garage. The home also offers lovely curb appeal and is situated on a quiet street in an established neighbourhood. Conveniently located close to schools, shopping, transit, and major routes, this property is a great opportunity to get into a fantastic community and make it your own.