



208 78 Avenue SE
Calgary, Alberta

MLS # A2296126



\$734,999

Division:	Fairview		
Type:	Residential/House		
Style:	Bungalow		
Size:	913 sq.ft.	Age:	1959 (67 yrs old)
Beds:	4	Baths:	3
Garage:	Double Garage Detached		
Lot Size:	0.11 Acre		
Lot Feat:	Back Lane, Back Yard, Cleared, Few Trees, Front Yard, Garden		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Built-in Features, Double Vanity, Kitchen Island, Open Floorplan, Stone Counters		

Inclusions: Air Conditioning Unit.

Welcome to one of the most beautifully renovated bungalows on a quiet street in the family-oriented community of Fairview. Completely reimaged in 2018, this home offers a stunning open-concept design filled with natural light and elevated by timeless, high-end finishes throughout. The main floor features engineered hardwood flooring and a designer kitchen complete with upgraded cabinetry, quartz countertops, stainless steel appliances, and statement lighting that anchors the space. The layout flows effortlessly into the dining and living areas, creating an ideal setting for both everyday living and entertaining. Retreat to the spacious primary bedroom, highlighted by a luxurious 4-piece ensuite. A well-appointed second bedroom and a stylish 4-piece bathroom on the main level provide excellent flexibility for family, guests, or a home office, while all bedrooms are equipped with custom closet organizers. The fully developed lower level continues to impress with a large, bright family room and two additional oversized bedrooms, perfect for guests or growing families. Extensive upgrades ensure modern comfort and peace of mind, including air conditioning, a high-efficiency furnace, custom blinds and updated lighting. The outdoor space is equally inviting, featuring a large front yard with garden area, a recently epoxied rear patio, a stone walkway and a newer double detached garage. Truly turnkey and meticulously maintained, this exceptional home offers refined living just steps from schools, parks, and everyday amenities.