



**47 Foster Road SE
Calgary, Alberta**

MLS # A2298179



\$575,000

Division:	Fairview		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,107 sq.ft.	Age:	1959 (67 yrs old)
Beds:	3	Baths:	2
Garage:	Double Garage Detached, Parking Pad, RV Access/Parking		
Lot Size:	0.14 Acre		
Lot Feat:	Back Lane, Back Yard, Few Trees, Front Yard, Landscaped, Lawn, Pie Shape		

Heating:	Forced Air	Water:	-
Floors:	Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Concrete, Mixed	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Built-in Features, No Animal Home, No Smoking Home, Open Floorplan		

Inclusions: N/A

This Terrific bungalow is situated on a prime corner lot in the heart of Fairview, offering a perfect blend of charm and modern appeal. The residence boasts 1,106 square feet of bright, inviting above-ground living space that has been meticulously maintained and shows beautifully. With three spacious bedrooms and two full bathrooms, the home is thoughtfully designed to accommodate a variety of lifestyles, from growing families to those seeking a professional home office environment. The interior functionality extends into a fully developed basement, providing versatile additional space for a media room, fitness area, or guest quarters. The property's location is truly unparalleled, nestled on one of the quietest streets in the community with the added luxury of a lush greenspace and park directly across the street. Outdoors, the sprawling, well-manicured yard serves as a private oasis for gardening or entertaining, complemented by a double detached oversized garage and convenient rear lane access. Furthermore, the lot is specifically equipped for the outdoor enthusiast, featuring a dedicated gravel pad that provides AMPLE ROOM FOR RV STORAGE! Perfectly positioned near a wide array of local amenities, including premier shopping, schools, and transit, this home represents a rare opportunity to secure a turnkey property in a serene and established setting.