



**28 Fairview Crescent SE
Calgary, Alberta**

MLS # A2300488



\$499,900

Division:	Fairview		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,046 sq.ft.	Age:	1960 (66 yrs old)
Beds:	4	Baths:	1 full / 1 half
Garage:	Off Street, Parking Pad		
Lot Size:	0.13 Acre		
Lot Feat:	Landscaped		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding	Zoning:	R-CG
Foundation:	Poured Concrete, Wood	Utilities:	-
Features:	Laminate Counters, See Remarks, Storage		

Inclusions: All goods included are 'AS IS'

If you've been dreaming of your next project, this 1960s bungalow is ready to inspire. Original condition and value priced, it's packed with retro charm for those who love mid-century details, or the chance to create something entirely new on the spacious lot. The sunny living room is a time capsule, with its original built-in bookcase/display shelf, panelled accent wall, sculpted plaster ceiling and big south east facing window. Imagine how you could transform the kitchen and dining room, which overlook the spacious backyard. The potential is incredible! There are three bedrooms with original hardwood floors, and a four piece bathroom with a powder pink bathtub. Downstairs, the developed basement is a love story to the sixties, featuring a colourful checkered shag carpet, patterned floral wallpaper, and a mid century bar, along with the fourth bedroom, a bathroom and laundry/storage area. The lot is 55' wide, bigger than most in the area and the backyard is generous, with a magnificent evergreen tree taking centre stage. There is excellent potential for a future garage and garden while the current side driveway is accessible from the front street providing convenient parking. This family friendly neighbourhood offers quick access to the shops and businesses of Macleod Trail and Deerfoot Meadows. It is an ideal location for a young family, a house flipper, or a developer looking to build new. Yes, it needs work. But with vision and creativity, this bungalow could be transformed into a sweet little dream home.