



**236 FAIRVIEW Drive SE**  
**Calgary, Alberta**

**MLS # A2140974**



**\$799,000**

<b>Division:</b>	Fairview		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bungalow		
<b>Size:</b>	1,010 sq.ft.	<b>Age:</b>	1961 (63 yrs old)
<b>Beds:</b>	5	<b>Baths:</b>	3
<b>Garage:</b>	Alley Access, Double Garage Detached		
<b>Lot Size:</b>	0.11 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, Cleared		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Ceramic Tile, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Separate/Exterior Entry, Finished, Full, Suite	<b>LLD:</b>	-
<b>Exterior:</b>	Wood Frame	<b>Zoning:</b>	SR
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Granite Counters, Kitchen Island, No Animal Home, No Smoking Home, Separate Entrance		

**Inclusions:** NONE

Welcome to this delightful home that seamlessly blends comfort, style, and practicality. Nestled in a quiet neighborhood, this property offers the perfect balance of modern living and cozy retreat. The main floor boasts three bedrooms, each bathed in natural light, providing a serene escape. One full bathroom on the main floor ensures optimal convenience. The open-concept living area serves as the heart of the home. The newly renovated kitchen features sleek countertops, stainless steel appliances, and ample storage. Whether you're a seasoned chef or a casual cook, this kitchen will inspire culinary creativity. Venturing downstairs, you'll find an additional two bedrooms in the illegal basement, perfect for guests, a home office, or a growing family. Two more full bathrooms in the illegal basement means space for everyone. But that's not all! This home offers a unique feature—an underground garage accessible from the back alley. With approximately 1000 square feet of thoughtful design, every inch of this home has been optimized for comfort and functionality. Located in the friendly community of Fairview close to schools, parks, and local amenities, this home provides easy access to major roads and public transportation.