



**191 Fyffe Road SE**  
**Calgary, Alberta**

**MLS # A2157432**



**\$629,900**

<b>Division:</b>	Fairview		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bungalow		
<b>Size:</b>	1,020 sq.ft.	<b>Age:</b>	1959 (65 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	2
<b>Garage:</b>	Double Garage Detached, Heated Garage, Oversized, Parking Pad		
<b>Lot Size:</b>	0.13 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, Garden, Rectangular Lot		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Hardwood, Linoleum	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding, Wood Frame	<b>Zoning:</b>	R-C1
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	See Remarks		

**Inclusions:** None

\*OPEN HOUSE Saturday August 31 from 1pm-3pm\* We welcome you to this ONE OWNER hidden gem at one of the best locations in Fairview. Whether you prefer to refurbish and restore the architectural charm this meticulously maintained Bungalow emanates or construct a modern home... the option is yours. The main floor features a massive primary bedroom and another sizeable bedroom, a large living room, 4-piece bathroom, and a kitchen with ample light. The basement has two more rooms that could be converted to additional bedrooms, another full 3-piece bathroom, as well as a tremendously spacious bonus room. Completing this property is a charming backyard, and a heated oversized Double Detached Garage. The property is right beside Le Rois Daniels School & Fairview Park, and is within close proximity to Calgary Farmer's Market, Chinook Centre, and Deerfoot Meadows Mall.