



**3 Fairview Crescent SE
Calgary, Alberta**

MLS # A2157630



\$669,900

Division:	Fairview		
Type:	Residential/House		
Style:	4 Level Split		
Size:	1,034 sq.ft.	Age:	1959 (65 yrs old)
Beds:	4	Baths:	2
Garage:	Double Garage Detached, Garage Door Opener, Gravel Driveway, Oversized		
Lot Size:	0.14 Acre		
Lot Feat:	Back Lane, Back Yard, Corner Lot, Landscaped, Private, Rectangular Lot, Se		

Heating:	Baseboard, Hot Water, Natural Gas, See Remarks	Water:	-
Floors:	Carpet, Hardwood, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Partial, Partially Finished	LLD:	-
Exterior:	Concrete, See Remarks, Stucco, Wood Frame, Wood Siding	Zoning:	R-C1
Foundation:	Poured Concrete	Utilities:	-
Features:	Kitchen Island, See Remarks		

Inclusions: Refrigerator in garage

Amazing opportunity to own an outstanding home on a massive corner lot in the desirable community of Fairview. This unique 4 split level property has over 1,670SqFt of total developed space. From the front entry foyer you will discover a sunny living room with huge windows allowing lots of natural light, a modern kitchen with upgraded stainless steel appliances, custom cabinetry with lots of cupboard space & humongous central island. Dining area next to the kitchen leads to a humongous sunny south deck allowing you to relax, enjoy and entertain. Few steps going up the 2nd floor are 2 large bedrooms + 5piece bathroom with double sinks & storage. Lower level has a 3rd bedroom with bright windows, a great size family room + access to the yard and a side drive parking. The 4th level in the basement is partially finished with a Bed/Den, 3 piece bathroom with shower, laundry area + storage cubicles to keep the family organized, + plenty of storage area. Property huge front and back yards are landscaped. Located just steps to schools, shopping center, restaurants & coffee shops, green space trails, parks & a lot more. Call to book your private showing today!