



**7524 Fleetwood Drive SE
Calgary, Alberta**

MLS # A2158079



\$648,700

Division:	Fairview		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,078 sq.ft.	Age:	1960 (64 yrs old)
Beds:	3	Baths:	1 full / 1 half
Garage:	Alley Access, Concrete Driveway, Covered, Driveway, Garage Faces Front, G		
Lot Size:	0.21 Acre		
Lot Feat:	Back Yard, City Lot, Lawn, No Neighbours Behind, Pie Shaped Lot		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Linoleum, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Wood Frame	Zoning:	R-C1
Foundation:	Poured Concrete	Utilities:	-
Features:	Bookcases, Chandelier, No Animal Home, No Smoking Home, Vinyl Windows		

Inclusions: Chest Freezer in Basement, Headboard w/ Cupboards in Primary Bedroom, Corner China Cabinets (Dining Room), Entertainment Centres (Living Room & Basement), Dining Room Table and 6 chairs, Two Computer Desks Downstairs

This charming original bungalow in Fairview offers over 2,000 sq. ft of living space on a generous lot exceeding 9,200 sq. ft. The property includes a detached oversized double garage with an additional attached double-sized shop featuring an underground mechanical bay, making it perfect for enthusiasts of woodworking, welding, and mechanics. Surrounded by a huge backyard featuring an apple tree and other mature trees and bushes, there's plenty of room for RV storage, possibly inside the shop or alongside the garage too! The home consists of three bedrooms, including a primary bedroom with a convenient 2-piece ensuite. There is also a full 4-piece family bathroom. The residence boasts newer vinyl windows throughout and a newer roof, enhancing its overall appeal. The bright living room is highlighted by a huge window overlooking the front yard, creating a warm and inviting atmosphere. Additionally a large bookcase and entertainment center is featured on the main wall. The dining room is flanked by two hand crafted china cabinets. The kitchen features the magnificent view of the backyard, over the fence and into the greenspace beyond. This home has been filled with love and laughter over the decades, as families have created lasting memories here. Children have been born, raised, and returned with their little ones to enjoy the beautiful yard and rich history of the property. This home is not just a place to live; it's a space filled with memories waiting to be created by your family!