**780-978-0157**
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## 71 Fyffe Road SE
## Calgary, Alberta

### MLS # A2166398



# $621,000

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| **Division:** | Fairview |
| **Type:** | Residential/House |
| **Style:** | 3 Level Split |
| **Size:** | 1,122 sq.ft. |
| **Age:** | 1959 (65 yrs old) |
| **Beds:** | 3 |
| **Baths:** | 1 |
| **Garage:** | Alley Access, Double Garage Detached, On Street |
| **Lot Size:** | 0.13 Acre |
| **Lot Feat:** | Back Lane, Back Yard, City Lot, Few Trees, Front Yard, Lawn, Garden, Interic |

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| **Heating:** | Forced Air, Natural Gas | | **Water:** | - |
| **Floors:** | Carpet, Ceramic Tile, Hardwood | | **Sewer:** | - |
| **Roof:** | Asphalt Shingle | | **Condo Fee:** | - |
| **Basement:** | Finished, Full | | **LLD:** | - |
| **Exterior:** | Stucco, Vinyl Siding, Wood Frame | | **Zoning:** | R-C1 |
| **Foundation:** | Poured Concrete | | **Utilities:** | - |
| **Features:** | No Animal Home, No Smoking Home, Storage | | | |

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| **Inclusions:** | N/A |

Welcome to this meticulously maintained property in the established community of Fairview. Close to schools, parks, an off leash dog park down the street, farmers market, and all kinds of retail and shopping, this home really has it all! Situated on a huge lot with mature trees and street parking. Enjoy your private south facing backyard and a quiet street while still being close to Chinook Centre, Glenmore Trail, and Deerfoot trail. Stepping inside is a spacious living room with large bay window that lets in plenty of natural light. The large kitchen features an eating are, lots of counterspace and sink that faces the backyard perfect for keeping an eye on the kids playing in the backyard. Off the kitchen is a formal dining room with a niche for a china cabinet or hutch. Upstairs has 3 bedrooms, 1 full bath and lots of storage in the hall closet. The lower level has large bright windows, a built in gas fireplace with mantle, a den/flex area perfect for a home office or fourth bedroom, and a large open space perfect for relaxing in or a kids playing area. Just off the kitchen is the back door leading into the south facing backyard complete with double detached garage, RV parking, garden, and still lots of space for your own design choices. Come and have a look, appointments are easy for this home between 9:00am and 8:00pm.