

9311 Fairmount Drive SE  
Calgary, Alberta

MLS # A2179972



**\$718,888**

|                  |   |               |                   |
|------------------|---|---------------|-------------------|
| <b>Division:</b> | Acadia  |               |                   |
| <b>Type:</b>     | Residential/House   |               |                   |
| <b>Style:</b>    | Bungalow  |               |                   |
| <b>Size:</b>     | 1,257 sq.ft.  | <b>Age:</b>   | 1961 (63 yrs old) |
| <b>Beds:</b>     | 3   | <b>Baths:</b> | 2 full / 1 half   |
| <b>Garage:</b>   | Double Garage Detached, Electric Gate, Garage Faces Rear, Heated Garage |               |                   |
| <b>Lot Size:</b> | 0.14 Acre   |               |                   |
| <b>Lot Feat:</b> | Back Lane, Back Yard, Gazebo, Lawn, Landscaped, Level, Rectangular Lot  |               |                   |

|                    |   |                   |      |
|--------------------|---|-------------------|------|
| <b>Heating:</b>    | Forced Air  | <b>Water:</b>     | -    |
| <b>Floors:</b>     | Carpet, Vinyl Plank                               | <b>Sewer:</b>     | -    |
| <b>Roof:</b>       | Asphalt Shingle                                   | <b>Condo Fee:</b> | -    |
| <b>Basement:</b>   | Full, Partially Finished                          | <b>LLD:</b>       | -    |
| <b>Exterior:</b>   | Stucco, Wood Frame                                | <b>Zoning:</b>    | H-GO |
| <b>Foundation:</b> | Poured Concrete                                   | <b>Utilities:</b> | -    |
| <b>Features:</b>   | Breakfast Bar, Built-in Features, Quartz Counters |                   |      |

**Inclusions:** Fridges x2, Dishwasher x2, Stacked washer/dryer x2, 1 multipurpose microwave, basement hot plate, outdoor gazebo, garden planter, electric lawnmower & weed trimmer w/2 batteries, portable a/c / heater in sunroom, all attached shelving, locker & shelving in garage, garage heater, 2 basement space heaters, shelving in bathrooms

Updated property, ready with a nanny suite or an in-law suite conveniently with separate entrance. Located with convenient access to Deerfoot & Macleod Trail. Great curb appeal here, with front door, with small rectangle windows. Luxury vinyl plank flooring throughout the main floor, with custom window coverings, in front of newer windows. Kitchen, with white cabinetry, built-in pantry, and quartz countertops. Modern main bath. Primary bedroom has room for your king sized bed, and access out the patio doors to the heated sunroom. 2 Spare bedrooms round off the main floor, one has a built-in safe. Out the new back door, to the west backyard hosting a gazebo, RV Parking, and oversized double garage. Down the stairs to the common space, which has storage, and the stackable washer/dryer for the upstairs tenant. Through the locked door to the illegal suite, you will have separate stacked washer/dryer. Brand new LVP flooring and newer carpeting. Eat up breakfast bar in the good sized kitchen, with farm sink. Huge space for a bedroom, if one window was replaced with an egress window. An abundance of pot lights and knock down ceiling give an abundance of light. Fridge has water in the door & ice in the bottom. Barn door leading into the modern bathroom with rain shower. Storage inside the bathroom, plus access to the newer hot water tank. Spoil yourself in the summer with central air conditioning, and in the winter, the garage is heated. Beautifully finished and well maintained house ready to go with a quick possession available.