

8226 Fairmount Drive SE
Calgary, Alberta

MLS # A2214066



\$600,000

Division:	Fairview		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,097 sq.ft.	Age:	1959 (66 yrs old)
Beds:	6	Baths:	2
Garage:	Double Garage Detached		
Lot Size:	0.13 Acre		
Lot Feat:	Back Lane, Back Yard, Corner Lot, Front Yard, Rectangular Lot		

Heating:	Forced Air	Water:	-
Floors:	Hardwood, Laminate, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Concrete, Wood Frame	Zoning:	H-GO
Foundation:	Poured Concrete	Utilities:	-
Features:	See Remarks		

Inclusions: n/a

Investor opportunity in Fairview! This 1,097 sq ft bungalow sits on a 56' x 100' lot (17.08m x 30.47m) with H-GO zoning—a prime location for future development. The property includes a 24' x 22' detached double garage and is nestled on a quiet street in one of Calgary's most accessible inner-city communities. Quick access to Macleod Trail, Chinook Centre, transit, schools, and parks. The value here is in the land, location, and long-term potential.