

63 Fenton Road SE
Calgary, Alberta

MLS # A2184688



\$699,000

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|------------------|-------------------------------------------|---------------|-------------------|
| Division: | Fairview | | |
| Type: | Residential/House | | |
| Style: | Bungalow | | |
| Size: | 878 sq.ft. | Age: | 1959 (66 yrs old) |
| Beds: | 4 | Baths: | 2 |
| Garage: | Double Garage Detached, RV Access/Parking | | |
| Lot Size: | 0.11 Acre | | |
| Lot Feat: | Back Lane, Back Yard, Front Yard | | |

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|--------------------|---------------------------------------------------------------------------------------------|-------------------|------|
| Heating: | Forced Air | Water: | - |
| Floors: | Laminate | Sewer: | - |
| Roof: | Asphalt Shingle | Condo Fee: | - |
| Basement: | Separate/Exterior Entry, Finished, Full, Suite | LLD: | - |
| Exterior: | Vinyl Siding, Wood Frame | Zoning: | R-CG |
| Foundation: | Poured Concrete | Utilities: | - |
| Features: | Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Separate Entrance, Storage | | |

Inclusions: N/A

Welcome to this newly renovated bungalow located in the heart of the highly desired area of Fairview ! This beauty is a true gem, featuring a spacious and open floor plan with brand new laminate flooring throughout. Main floor features 2 bedrooms, 1 full bathroom, a brand new modern kitchen which boasts all-new stainless steel appliances, perfect for home chefs! The home also has a rear back separate entrance which leads to the shared laundry room and the illegally suited basement with 2 additional bedrooms and 1 full bathroom. Furnace is brand new while the hot water tank is newer. The oversized heated detached garage provides ample space for vehicles and storage, with extra RV parking available on the side. The fully landscaped exterior showcases brand new concrete and full landscaping, adding to the home's appeal. Conveniently located just minutes from schools, grocery stores, public transit, and more, this property is the perfect blend of comfort, functionality, and location.