

**151 Fyffe Road SE
Calgary, Alberta**

MLS # A2240609



\$579,900

Division:	Fairview		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,073 sq.ft.	Age:	1959 (66 yrs old)
Beds:	3	Baths:	1
Garage:	220 Volt Wiring, Alley Access, Double Garage Detached, Garage Door Opener		
Lot Size:	0.11 Acre		
Lot Feat:	Back Lane, Back Yard, Landscaped, Lawn, Level		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full, Partially Finished	LLD:	-
Exterior:	Aluminum Siding , Stucco, Vinyl Siding, Wood Frame, Wood Siding	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Ceiling Fan(s), Separate Entrance, Tile Counters, Vinyl Windows		

Inclusions: Refrigerator in basement, garden shed (one garage opener & remote included the second garage door opener is not working-will remain in as is condition)

Fantastic opportunity in the sought-after community of Fairview! This solid well built 1073 sq. ft. bungalow offers endless potential to make it your own. Key updates include a new electrical panel (2002), shingles (2015), furnace (2014), & hot water tank (2019). Most of the windows have been replaced, with only the living & dining room windows remaining original. The oversized, heated double detached garage with 220V wiring is ideal for a workshop, hobbyist or extra storage. Located on a quiet street in a great family-friendly neighbourhood, just steps to schools, close to all amenities & major thoroughfares. A great opportunity in a prime location & bring your vision & make it your forever home!