

**77 Ferncliff Crescent SE  
Calgary, Alberta**

**MLS # A2281523**



**\$789,000**

<b>Division:</b>	Fairview		
<b>Type:</b>	Residential/House		
<b>Style:</b>	1 and Half Storey		
<b>Size:</b>	1,143 sq.ft.	<b>Age:</b>	1959 (67 yrs old)
<b>Beds:</b>	5	<b>Baths:</b>	3
<b>Garage:</b>	Single Garage Detached		
<b>Lot Size:</b>	0.16 Acre		
<b>Lot Feat:</b>	See Remarks		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Laminate, Tile	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Wood Frame	<b>Zoning:</b>	R-CG
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Bar, No Animal Home, No Smoking Home, See Remarks		

**Inclusions:** N/A

Welcome to 77 Ferncliff Crescent SE, a fully renovated bungalow located on a massive lot in the heart of Fairview, one of Calgary's most established and desirable communities. This beautifully updated home offers 5 bedrooms and 3 full bathrooms with a thoughtful layout that suits families, investors, or multi-generational living. The main floor features 3 bedrooms, including a spacious primary retreat with a private ensuite, along with a second full bathroom. The main living area is bright and modern, highlighted by a sleek electric fireplace and designer accent walls throughout. The showpiece kitchen showcases custom cabinetry, a large island with waterfall countertops, and contemporary finishes that blend style with function. Downstairs, the fully finished basement includes 2 additional bedrooms, a full bathroom, a large living space with a second electric fireplace, and a stylish built-in bar, making it perfect for entertaining, guests, or extended family living. This home has been extensively upgraded from top to bottom with new windows, a new furnace, new hot water tank, fully upgraded plumbing and electrical, light-up heated mirrors in the bathrooms, a brand new garage door, and a fully upgraded exterior that adds to its curb appeal. Located on an oversized lot in a quiet, family-friendly location close to schools, shopping, transit, and major routes, this is a truly turnkey property offering modern living in a classic neighborhood. A rare opportunity to own a completely renovated bungalow in Fairview.