



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**236 FAIRVIEW Drive, Calgary T2H 1B5**

MLS®#: **A2140974**      Area: **Fairview**      Listing Date: **06/14/24**      List Price: **\$799,000**  
 Status: **Active**      County: **Calgary**      Change: **None**      Association: **Fort McMurray**



General Information

Prop Type: **Residential**  
 Sub Type: **Detached**  
 City/Town: **Calgary**      Finished Floor Area  
 Year Built: **1961**      Abv Sqft: **1,010**  
Lot Information      Low Sqft:  
 Lot Sz Ar: **4,994 sqft**      Ttl Sqft: **1,010**  
 Lot Shape:

DOM

**23**  
Layout  
 Beds: **5 (3 2 )**  
 Baths: **3.0 (3 0)**  
 Style: **Bungalow**

Parking

Ttl Park: **2**  
 Garage Sz: **2**

Access:  
 Lot Feat: **Back Lane,Back Yard,Cleared**  
 Park Feat: **Alley Access,Double Garage Detached**

Utilities and Features

Roof: **Asphalt Shingle**      Construction: **Wood Frame**  
 Heating: **Forced Air,Natural Gas**      Flooring: **Ceramic Tile,Vinyl Plank**  
 Sewer:      Water Source:  
 Ext Feat: **Other**      Fnd/Bsmt: **Poured Concrete**  
 Kitchen Appl: **Dishwasher,Dryer,Electric Stove,Microwave Hood Fan,Refrigerator,Stove(s),Washer,Washer/Dryer,Window Coverings**  
 Int Feat: **Granite Counters,Kitchen Island,No Animal Home,No Smoking Home,Separate Entrance**  
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
5pc Bathroom	Main	10`10" x 8`9"	Bedroom	Main	10`0" x 8`3"
Bedroom	Main	10`0" x 10`7"	Kitchen	Main	10`8" x 14`8"
Bedroom - Primary	Main	13`6" x 16`8"	Sunroom/Solarium	Main	9`2" x 16`5"
3pc Ensuite bath	Basement	4`4" x 9`8"	3pc Ensuite bath	Basement	10`6" x 12`3"
Bedroom	Basement	10`9" x 11`8"	Family Room	Basement	11`7" x 15`4"
Kitchen	Basement	12`5" x 12`2"	Bedroom - Primary	Basement	13`10" x 9`8"
Furnace/Utility Room	Basement	7`11" x 7`5"	Walk-In Closet	Basement	5`1" x 9`8"

**Living Room**

**Main**

**13` 6" x 16` 8"**

Legal/Tax/Financial

Title:  
**Fee Simple**  
Legal Desc:

**3323HR**

Zoning:  
**SR**

Remarks

Pub Rmks:

**Welcome to this delightful home that seamlessly blends comfort, style, and practicality. Nestled in a quiet neighborhood, this property offers the perfect balance of modern living and cozy retreat. The main floor boasts three bedrooms, each bathed in natural light, providing a serene escape. One full bathroom on the main floor ensures optimal convenience. The open-concept living area serves as the heart of the home. The newly renovated kitchen features sleek countertops, stainless steel appliances, and ample storage. Whether you're a seasoned chef or a casual cook, this kitchen will inspire culinary creativity. Venturing downstairs, you'll find an additional two bedrooms in the illegal basement, perfect for guests, a home office, or a growing family. Two more full bathrooms in the illegal basement means space for everyone. But that's not all! This home offers a unique feature—an underground garage accessible from the back alley. With approximately 1000 square feet of thoughtful design, every inch of this home has been optimized for comfort and functionality. Located in the friendly community of Fairview close to schools, parks, and local amenities, this home provides easy access to major roads and public transportation.**

Inclusions:  
Property Listed By:

**NONE**  
**CIR Realty**

**TO VIEW THIS PROPERTY WITH AN A-TEAM BUYER'S AGENT PLEASE CONTACT (587) 700-7123**











