



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**191 FYFFE Road, Calgary T2H1C2**

MLS®#: **A2157432**

Area: **Fairview**

Listing Date: **08/16/24**

List Price: **\$609,900**

Status: **Active**

County: **Calgary**

Change: **-\$20k, 13-Sep**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**  
Sub Type: **Detached**  
City/Town: **Calgary**  
Year Built: **1959**

Finished Floor Area

Abv Sqft: **1,020**

Low Sqft:

Ttl Sqft: **1,020**

Lot Information

Lot Sz Ar: **5,500 sqft**

Lot Shape:

DOM

**33**

Layout

Beds: **2 (2 )**

Baths: **2.0 (2 0)**

Style: **Bungalow**

Parking

Ttl Park: **3**

Garage Sz: **2**

Access:

Lot Feat: **Back Lane,Back Yard,Garden,Rectangular Lot**

Park Feat: **Double Garage Detached,Heated Garage,Oversized,Parking Pad**

Utilities and Features

Roof: **Asphalt Shingle**  
Heating: **Forced Air,Natural Gas**  
Sewer:  
Ext Feat: **Private Yard**

Construction: **Vinyl Siding,Wood Frame**  
Flooring: **Carpet,Hardwood,Linoleum**  
Water Source:  
Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Dishwasher,Electric Range,Microwave,Refrigerator,Washer/Dryer,Window Coverings**  
Int Feat: **See Remarks**  
Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
<b>4pc Bathroom</b>	<b>Main</b>	<b>0`0" x 0`0"</b>	<b>Bedroom</b>	<b>Main</b>	<b>8`9" x 11`3"</b>
<b>Dining Room</b>	<b>Main</b>	<b>12`3" x 10`7"</b>	<b>Kitchen</b>	<b>Main</b>	<b>8`3" x 11`2"</b>
<b>Living Room</b>	<b>Main</b>	<b>11`7" x 19`1"</b>	<b>Bedroom - Primary</b>	<b>Main</b>	<b>11`7" x 17`2"</b>
<b>3pc Bathroom</b>	<b>Basement</b>	<b>0`0" x 0`0"</b>	<b>Flex Space</b>	<b>Basement</b>	<b>10`9" x 10`11"</b>
<b>Den</b>	<b>Basement</b>	<b>10`9" x 9`9"</b>	<b>Office</b>	<b>Basement</b>	<b>11`11" x 10`9"</b>

Game Room  
Furnace/Utility Room

Basement  
Basement

19`9" x 16`10"  
6`6" x 14`0"

Storage  
Legal/Tax/Financial

Basement

5`2" x 6`10"

Title:  
**Fee Simple**  
Legal Desc:

**3323HR**

Zoning:  
**R-C1**

Remarks

Pub Rmks:

**We welcome you to this ONE OWNER hidden gem at one of the best locations in Fairview. Whether you prefer to refurbish and restore the architectural charm this meticulously maintained Bungalow emanates or construct a modern home... the option is yours. The main floor features a massive primary bedroom and another sizeable bedroom, a large living room, 4-piece bathroom, and a kitchen with ample light. The basement has two more rooms that could be converted to additional bedrooms, another full 3-piece bathroom, as well as a tremendously spacious bonus room. Completing this property is a charming backyard, and a heated oversized Double Detached Garage. The property is right beside Le Rois Daniels School & Fairview Park, and is within close proximity to Calgary Farmer's Market, Chinook Centre, and Deerfoot Meadows Mall.**

Inclusions:  
Property Listed By:

**None**  
**RE/MAX Real Estate (Central)**

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









