



THE
A-TEAM

**RE/MAX
FIRST**

7524 FLEETWOOD Drive, Calgary T2H 0X1

MLS® #: **A2158079**

Area: **Fairview**

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

List Price: **\$628,800**

Status: **Active**

County: **Calgary**

Change: **-\$20k, 19-Sep**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Detached**
City/Town: **Calgary**
Year Built: **1960**
Lot Information
Lot Sz Ar: **9,257 sqft**
Lot Shape:

Finished Floor Area
Abv Sqft: **1,078**
Low Sqft:
Ttl Sqft: **1,078**

DOM

34
Layout
Beds: **3 (3)**
Baths: **1.5 (1 1)**
Style: **Bungalow**

Parking

Ttl Park: **5**
Garage Sz: **3**

Access:

Lot Feat: **Back Yard,City Lot,Lawn,No Neighbours Behind,Pie Shaped Lot**
Park Feat: **Alley Access,Concrete Driveway,Covered,Driveway,Garage Faces Front,Garage Faces Rear,Oversized,Triple Garage Detached**

Utilities and Features

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

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

Kitchen Appl: **Dishwasher,Dryer,Electric Stove,Refrigerator,Washer**
Int Feat: **Bookcases,Chandelier,No Animal Home,No Smoking Home,Vinyl Windows**
Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
2pc Ensuite bath	Main	4`4" x 4`11"	4pc Bathroom	Main	7`7" x 5`0"
Bedroom	Main	12`2" x 8`0"	Bedroom	Main	8`6" x 11`2"
Dining Room	Main	8`10" x 8`3"	Eat in Kitchen	Main	12`7" x 12`4"
Living Room	Main	14`3" x 16`9"	Bedroom - Primary	Main	12`8" x 12`0"
Laundry	Lower	13`8" x 15`1"	Office	Lower	11`3" x 11`1"
Game Room	Lower	21`1" x 25`0"	Hobby Room	Lower	9`11" x 10`10"

Title:
Fee Simple
Legal Desc:

Zoning:
R-C1

1678HT

Remarks

Pub Rmks: **This charming original bungalow in Fairview offers over 2,000 sq. ft of living space on a generous lot exceeding 9,200 sq. ft. The property includes a detached oversized double garage with an additional attached double-sized shop featuring an underground mechanical bay, making it perfect for enthusiasts of woodworking, welding, and mechanics. Surrounded by a huge backyard featuring an apple tree and other mature trees and bushes, there's plenty of room for RV storage, possibly inside the shop or alongside the garage too! The home consists of three bedrooms, including a primary bedroom with a convenient 2-piece ensuite. There is also a full 4-piece family bathroom. The residence boasts newer vinyl windows throughout and a newer roof, enhancing its overall appeal. The bright living room is highlighted by a huge window overlooking the front yard, creating a warm and inviting atmosphere. Additionally a large bookcase and entertainment center is featured on the main wall. The dining room is flanked by two hand crafted china cabinets. The kitchen features the magnificent view of the backyard, over the fence and into the greenspace beyond. This home has been filled with love and laughter over the decades, as families have created lasting memories here. Children have been born, raised, and returned with their little ones to enjoy the beautiful yard and rich history of the property. This home is not just a place to live; it's a space filled with memories and new memories waiting to be created by your family!**

Inclusions: **Chest Freezer in Basement, Headboard w/ Cupboards in Primary Bedroom, Corner China Cabinets (Dining Room), Entertainment Centres (Living Room & Basement), Dining Room Table and 6 chairs, Two Computer Desks Downstairs**

Property Listed By: **TREC The Real Estate Company**

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









