



THE
A-TEAM

**RE/MAX
FIRST**

64 FERNCLIFF Crescent, Calgary T2H 0V4

MLS® #: **A2158383** Area: **Fairview** Listing Date: **08/29/24** List Price: **\$575,000**
 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: **1959** Abv Sqft: **1,426**
 Lot Information Low Sqft:
 Lot Sz Ar: **4,994 sqft** Ttl Sqft: **1,426**
 Lot Shape:

DOM

20
Layout
 Beds: **5 (3 2)**
 Baths: **2.0 (2 0)**
 Style: **Bungalow**

Parking

Ttl Park: **0**
 Garage Sz:

Access:
 Lot Feat: **Back Lane,Garden,Level,Rectangular Lot**
 Park Feat: **Off Street**

Utilities and Features

Roof: **Asphalt Shingle** Construction: **Vinyl Siding,Wood Frame**
 Heating: **Forced Air** Flooring: **Carpet,Hardwood,Laminate**
 Sewer: Water Source:
 Ext Feat: **Awning(s),Garden,Rain Barrel/Cistern(s)** Fnd/Bsmt: **Poured Concrete**

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

Room Information

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>	<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
Living Room	Main	13`6" x 15`6"	Dining Room	Main	12`4" x 17`0"
Bedroom - Primary	Main	11`1" x 14`4"	Bedroom	Main	9`11" x 10`9"
Bedroom	Main	8`0" x 10`7"	4pc Bathroom	Main	
Bedroom	Basement	9`4" x 13`3"	Bedroom	Basement	9`3" x 15`3"
Workshop	Basement	10`0" x 12`6"	3pc Bathroom	Basement	
Family Room	Basement	11`9" x 16`6"	Sunroom/Solarium	Main	11`0" x 20`0"

Legal/Tax/Financial

Title:
Fee Simple
Legal Desc:

8409HP

Zoning:
R-C1

Remarks

Pub Rmks:

5 BEDROOM BUNGALOW | MAIN FLOOR LAUNDRY | SUNROOM | LARGE KITCHEN DINING AND LIVING AREAS | WORKSHOP IN BASEMENT | SHED & GREENHOUSE | COVERED BACK DECK | LANDSCAPED BACKYARD WITH POND | GARDENER'S DREAM This 5-bedroom bungalow in Fairview presents an amazing opportunity for those eager to add their personal touch. The expansive main floor boasts large kitchen, dining, and living areas, ideal for family gatherings and entertaining. Convenience and comfort are at the forefront, with main floor laundry and a sunroom offering extra ease in daily living. The backyard is a gardener's paradise, featuring a landscaped yard, pond, shed, and greenhouse—though a little TLC could bring it back to its former glory. The basement is home to a workshop, making it an ideal space for DIY enthusiasts or hobbyists. Nestled on an almost 5,000 sq ft lot, this property is just minutes from Chinook Centre and Deerfoot Meadows Shopping Centre, ensuring you're close to all the shopping and amenities you need. If you're seeking a home with great bones, ready for your personal flair, this could be the one! You may see a virtual tour of this home by clicking the 3D tour icon.

Inclusions:
Property Listed By:

**Ceiling fans, storage shed, green house, chest freezer, water softener and water filtration system - both as is
CIR Realty**

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











