



THE
A-TEAM

**RE/MAX
FIRST**

63 FENTON Road, Calgary T2H 1B8

MLS® #: **A2162262** Area: **Fairview** Listing Date: **09/13/24** List Price: **\$699,800**
 Status: **Pending** County: **Calgary** Change: **None** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
 Sub Type: **Detached**
 City/Town: **Calgary**
 Year Built: **1959**
Lot Information
 Lot Sz Ar: **4,994 sqft**
 Lot Shape:

Finished Floor Area
 Abv Sqft: **895**
 Low Sqft:
 Ttl Sqft: **895**

DOM

69
Layout
 Beds: **4 (2 2)**
 Baths: **2.0 (2 0)**
 Style: **Bungalow**

Parking

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

Access:

Lot Feat: **Back Lane,Back Yard,Landscaped**
 Park Feat: **Double Garage Detached,Heated Garage,Insulated,Oversized,RV Access/Parking**

Utilities and Features

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

Construction: **Vinyl Siding,Wood Frame**
 Flooring: **Laminate**
 Water Source:
 Fnd/Bsmt: **Brick/Mortar**

Kitchen Appl: **Dishwasher,Electric Stove,Microwave,Range Hood,Refrigerator**
 Int Feat: **Kitchen Island,Open Floorplan,Recessed Lighting,Separate Entrance,Soaking Tub,Stone Counters,Storage**
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Living Room	Main	13`9" x 21`2"	Kitchen	Main	10`8" x 16`2"
Game Room	Basement	9`8" x 23`11"	Furnace/Utility Room	Basement	11`0" x 12`0"
Bedroom - Primary	Main	10`1" x 13`10"	Bedroom	Main	10`6" x 9`4"
Bedroom	Basement	10`11" x 9`9"	Bedroom	Basement	10`9" x 9`9"
4pc Bathroom	Main		4pc Bathroom	Basement	
Kitchen	Basement	3`1" x 12`5"			

Legal/Tax/Financial

Title:
Fee Simple
Legal Desc:

3323HR

Zoning:
R-C1

Remarks

Pub Rmks:

Finally!...a FULLY RENOVATED bungalow in a central location with a OVERSIZED HEATED DOUBLE DETACHED GARAGE on a 50 foot wide lot with 2 extra parking spaces including an illegal 2 BEDROOM BASEMENT SUITE. RENOVATED BUNGALOW | NEW ILLEGAL SUITE | OVERSIZED HEATED GARAGE | EXTRA OFF-STREET PARKING | OPEN FLOOR PLAN | LAMINATE FLOORS THROUGHOUT, NO CARPET! | LOADS OF NATURAL LIGHT | BRAND NEW KITCHEN & APPLIANCES | 4 TOTAL BEDROOMS | SEPARATE ENTRANCE | RENOVATED BASEMENT | HUGE YARD | OUTSTANDING LOCATION ! Beautifully renovated bungalow with the added bonuses of a new illegal basement suite and an oversized heated garage with extra side parking for tenants, guests or an RV. This ideal location in desirable Fairview is within walking distance to schools and countless shops, restaurants and amenities along McLeod Trail and Heritage Drive. Quick access to the C-Trian and rapid bus line, Chinook Mall, Deerfoot Meadows, Heritage Park, Barley Belt Brewery District, several parks and the an off-leash area means there's something for everybody! After all of that adventure come home to a quiet sanctuary away from the hustle and bustle. The newly opened-up floor plan has incredible connectivity with oversized windows streaming in natural light and durable laminate floors throughout (no carpet!). The spacious living room invites relaxation boasting street views showcased through bay windows. Culinary pursuits are inspired in the gorgeous brand new kitchen featuring new stainless steel appliances, 2-toned full-height shaker cabinetry, timeless subway tile and a centre island to gather around. The same gleaming floors are continued into the bedrooms for cohesiveness and cleanliness and the stunningly updated bathroom is centrally located for both you and your guests. A separate entrance leads to the finished basement, expertly renovated in the same stylish design as the rest of the home. This level is perfect as more family space but thanks to the addition of a full kitchen and smart floor plan is also ideal as an illegal rental suite, for extended family members or older children still living at home but needing a little more privacy. A crisp white kitchen, 2 large and bright bedrooms and a renovated bathroom add to the allure of this amazing level. Enjoy peaceful morning coffees on the front patio or casual barbeques on the rear patio in the large, fully landscaped yard privately nestled behind the oversized and heated double detached garage. This wonderful community is currently experiencing something of a renaissance, once an ageing community, recent years have witnessed a remarkable regeneration of the arena, Arts Center, the many parks and playgrounds which is luring many young families to the neighbourhood.

Inclusions:
Property Listed By:

None
eXp Realty

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









