

179 FLAVELLE Road, Calgary T2X 3V6

MLS®#:	A2162987	Area:	Fairview	Listing Date:	09/05/24	List Price: \$769,999
Status:	Active	County:	Calgary	Change:	None	Association: Fort McMurray



neral Information	<u>n</u>			DOM	
р Туре:	Residential			13	
o Type:	Detached			<u>Layout</u>	
y/Town:	Calgary	Finished Floor Ar	ea	Beds:	5 (3 2)
ar Built:	1959	Abv Sqft:	1,144	Baths:	3.0 (3 0)
Information		Low Sqft:		Style:	Bungalow
: Sz Ar:	4,994 sqft	Ttl Sqft:	1,144		
Shape:				Parking	
				Ttl Park:	2
				Garage Sz:	1
cess:				5	
: Feat: 'k Feat:	Back Lane,Back Yard,Landscaped Single Garage Detached				

Utilities and Features

Roof: Heating: Sewer: Ext Feat:	Asphalt Shingle Forced Air Other,Private Yard		Construction: Stucco,Wood Siding Flooring: Tile,Vinyl Plank		
			Water Source: Fnd/Bsmt: Poured Concrete		
Kitchen Appl: Int Feat: Utilities:		Range,Garage Control(s),Refrigerat cchen Island,Open Floorplan,Wet Ba	•		
Room 3pc Bathroom Bedroom Dining Room Living Room 4pc Bathroom	Main Main Main Basement	Dimensions 6`9" x 6`7" 9`10" x 10`9" 10`11" x 6`5" 12`5" x 17`0" 5`11" x 7`1"	<u>Room</u> 3pc Ensuite bath Bedroom Kitchen Bedroom - Primary Bedroom	<u>Level</u> Main Main Main Main Basement	Dimensions 7`0" x 3`11" 10`9" x 10`9" 10`11" x 9`3" 11`2" x 14`5" 10`5" x 14`9"
Bedroom Laundry	Basement Basement	10`6" x 12`5" 5`11" x 12`7"	Kitchen Game Room	Basement Basement	16`11" x 12`10" 11`3" x 16`6"

Legal/Tax/Financial						
Title:	Zoning:					
Fee Simple	R-C1					
Legal Desc:	3323HR					
	Remarks					
Pub Rmks:	Welcome to the amenities full community of Fairview southeast CALGARY. This highly & extensively renovated Bungalow offers you 5 Bedrooms & 3 Bathrooms with a Back Car Garage. On entering you're greeted by an Open Concept layout with lots of windows, which through ample daylight. The brand new Kitchen offers you lots of storage, stainless steel appliances, Quarts countertops with an adjoining Dining Area. The great sized Primary Bedrooms comes with a 3 piece Ensuite with a tiled base standing shower & good sized vanity. Other 2 Bedrooms on Main level shares on common 3 Piece bathroom with a good sized tiled standing shower. The 3rd Bedroom on this level leads you to the back deck with lots of sitting space there. Basement has a separate entrance & it offers you a great sized living area along with the kitchen size wet-bar. Very spacious 2 Bedrooms with brand new windows shares on 3 Piece Bathroom in the basement along with a separate Laundry Room. Front & backyard comes with low maintenance landscaping & fencing. Great sized single car garage at the back of the house. This house is very beautifully renovated with love! In this community you're just minutes away from Chinook mall, IKEA, Schools, LRT Train Stations, easy access to Deerfoot Highway, Parks &					
	playgrounds.					
Inclusions:	playgrounds. NONE					

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