



THE A-TEAM

RE/MAX FIRST

179 FLAVELLE Road, Calgary T2X 3V6

MLS#: A2171149 Area: Fairview Listing Date: 10/05/24 List Price: \$749,999
Status: Active 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:

DOM 17
Layout
Beds: 5 (3 2)
Baths: 3.0 (3 0)
Style: Bungalow
Parking
Ttl Park: 2
Garage Sz: 1

Access:
Lot Feat: Back Lane, Back Yard, Landscaped
Park Feat: Single Garage Detached

Utilities and Features

Roof: Asphalt Shingle
Heating: Forced Air
Sewer:
Ext Feat: Other, Private Yard
Construction: Wood Siding
Flooring: Tile, Vinyl Plank
Water Source:
Fnd/Bsmt: Poured Concrete
Kitchen Appl: Dishwasher, Electric Range, Garage Control(s), Refrigerator, Washer/Dryer
Int Feat: Closet Organizers, Kitchen Island, Open Floorplan, Wet Bar
Utilities:

Room Information

Table with 6 columns: Room, Level, Dimensions, Room, Level, Dimensions. Lists rooms like Bathroom, Dining Room, Kitchen, Bedrooms, and Game Room with their respective levels and dimensions.

Title:
Fee Simple
Legal Desc:

Zoning:
R-C1

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: **none**
Property Listed By: **Coldwell Banker YAD Realty**

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









