



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:

Access:

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

DOM

48
Layout
Beds: **5 (3 2)**
Baths: **3.0 (3 0)**
Style: **Bungalow**

Parking

Ttl Park: **2**
Garage Sz: **1**

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

Room	Level	Dimensions
3pc Bathroom	Main	6`9" x 6`7"
Dining Room	Main	10`11" x 6`5"
4pc Bathroom	Basement	5`11" x 7`1"
Laundry	Basement	5`11" x 12`7"
Bedroom	Main	10`9" x 10`9"
Bedroom - Primary	Main	11`2" x 14`5"
Kitchen	Basement	16`11" x 12`10"

Room	Level	Dimensions
Bedroom	Main	9`10" x 10`9"
Living Room	Main	12`5" x 17`0"
Bedroom	Basement	10`6" x 12`5"
3pc Ensuite bath	Main	7`0" x 3`11"
Kitchen	Main	10`11" x 9`3"
Bedroom	Basement	10`5" x 14`9"
Game Room	Basement	11`3" x 16`6"

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









