



THE
A-TEAM

**RE/MAX
FIRST**

8 FAWN Crescent, Calgary T2H 0V6

MLS®#: **A2180501**

Area: **Fairview**

Listing Date: **11/28/24**

List Price: **\$649,000**

Status: **Active**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Detached**
City/Town: **Calgary**
Year Built: **1959**

Finished Floor Area

Abv Sqft: **1,044**
Low Sqft:
Ttl Sqft: **1,044**

DOM

55
Layout
Beds: **4 (3 1)**
Baths: **2.0 (2 0)**
Style: **Bungalow**

Lot Information

Lot Sz Ar: **4,994 sqft**
Lot Shape:

Parking

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

Access:

Lot Feat: **Back Lane,Back Yard**
Park Feat: **Alley Access,Double Garage Detached,Garage Faces Rear,Off Street,On Street,Oversized**

Utilities and Features

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

Construction: **Stucco,Wood Frame,Wood Siding**
Flooring: **Carpet,Laminate,Tile**
Water Source:
Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Dishwasher,Dryer,Garage Control(s),Garburator,Humidifier,Microwave,Oven,Refrigerator,Stove(s),Washer,Window Coverings**
Int Feat: **Chandelier,Closet Organizers,Double Vanity,Granite Counters,No Animal Home,No Smoking Home,Pantry,Sauna,Separate Entrance,Skylight(s),Storage**
Utilities:

Room Information

Room	Level	Dimensions
5pc Bathroom	Main	12`7" x 5`0"
Bedroom - Primary	Main	12`7" x 12`2"
Bedroom	Main	11`4" x 7`8"
Dining Room	Main	9`1" x 8`4"
Bedroom	Basement	16`1" x 9`3"
Family Room	Basement	11`2" x 28`3"

Room	Level	Dimensions
3pc Bathroom	Basement	10`0" x 4`3"
Bedroom	Main	8`1" x 11`5"
Living Room	Main	12`10" x 13`3"
Kitchen	Main	12`7" x 9`0"
Sauna	Basement	9`2" x 6`3"
Laundry	Basement	12`0" x 9`6"

Legal/Tax/Financial

Title:
Fee Simple
Legal Desc:

8409HP

Zoning:
R-C1

Remarks

Pub Rmks:

"Location"--Beautifully renovated bungalow centrally located in the up and coming community of Fairview. Main level completed with 3 bedrooms (w/double upgraded closet in the master and upgraded closets in each bedroom), and boasts a large, renovated 5 piece bathroom with a DOUBLE floating vanity. Renovated kitchen includes quartz counter tops, soft close cabinetry, stainless steel appliances and lots of storage and counter space! Upgraded flooring, light fixtures, baseboards, paint (interior and exterior), bathrooms, window coverings, shingles (2018) and a newly refreshed front deck with a new front door. Private back yard features a newly built deck off the master bedroom, built in play house and an OVERSIZED double detached garage! Separate entrance to the Basement which offers 1 bedroom, 3 piece bathroom with your own large private SAUNA giving you a spa like retreat in your own home! Location cannot be beat, just a short walk to the C-train, close to downtown, parks, great schools and walking distance to Calgary Farmers Market.

Inclusions:
Property Listed By:

N/A
TREC The Real Estate Company

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









