



140 Fyffe Road SE
Calgary, Alberta

MLS # A2309254



\$575,000

Division:	Fairview		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,111 sq.ft.	Age:	1959 (67 yrs old)
Beds:	3	Baths:	1 full / 1 half
Garage:	Double Garage Detached		
Lot Size:	0.14 Acre		
Lot Feat:	Back Lane, Back Yard, Pie Shaped Lot		

Heating: Forced Air

Floors: Carpet, Hardwood, Tile

Roof: Asphalt Shingle

Basement: Full

Exterior: Stucco, Wood Frame, Wood Siding

Foundation: Poured Concrete

Features: See Remarks

Water: -

Sewer: -

Condo Fee: -

LLD: -

Zoning: R-CG

Utilities: -

Inclusions: N/A

Set on one of the largest pie-shaped lots on the street, this charming bungalow offers a rare opportunity in the established community of Fairview. Whether you're a first-time buyer, investor, or someone looking for a property with long-term potential, this home offers a functional layout, generous yard space, and a fantastic location. Filled with natural light from the large windows throughout, the main floor features timeless hardwood flooring and a functional layout designed for everyday living and entertaining. The bright kitchen offers ample cabinetry, a cozy dining nook, and overlooks the large backyard. Adjacent to the kitchen is a dedicated dining area that flows seamlessly into the spacious living room, creating an inviting space to gather with family and friends. The main floor is complete with three bedrooms and a full 4-piece bathroom. Downstairs, the partially finished basement offers access from a separate back entry and provides an excellent opportunity for someone to bring their own vision and finishing touches to the space. With an excellent lot size, and prime location in a mature community close to amenities, schools, transit, and major routes, this is a fantastic opportunity to own in Fairview.