



162 Fyffe Road SE
Calgary, Alberta

MLS # A2313043



\$735,000

Division:	Fairview		
Type:	Residential/House		
Style:	3 Level Split		
Size:	1,083 sq.ft.	Age:	1959 (67 yrs old)
Beds:	4	Baths:	2
Garage:	Double Garage Detached		
Lot Size:	0.13 Acre		
Lot Feat:	Back Lane, Low Maintenance Landscape, Rectangular Lot		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Aluminum Siding , Stucco	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Double Vanity, Storage		

Inclusions: all window coverings, TV wall mount in living room, garage controls (2),

OPEN HOUSE- Saturday, June 6th from 1-3pm!! Nestled on a quiet street in the heart of Fairview, this beautifully RENOVATED family home offers an exceptional combination of quality craftsmanship, thoughtful design, and an unbeatable location. From the moment you arrive, the home's curb appeal sets the tone. Inside, gleaming oak HARDWOOD floors carry throughout the main floor, complementing a chef's kitchen that has been appointed with quartz countertops, tile flooring and backsplash, premium cabinetry, a SUB ZERO refrigerator, VIKING gas range, and a MIELE dishwasher. A generous pantry completes the space. The dining room opens through elegant french pocket doors to a sprawling south facing backyard, while the living room, anchored by custom built-ins, offers a refined yet comfortable space. Upstairs, three well proportioned bedrooms include a spacious primary suite with ample closet space. The 5-piece main bathroom is beautifully finished with QUARTZ double vanity, tile flooring, and a large soaker tub and shower. The lower level provides outstanding versatility with a bedroom, 3-piece bathroom, living area, and a flex room that easily serves as a fifth bedroom which is ideal for extended family, guests, or a dedicated home office. The backyard is a true retreat. A multi-level patio, generous greenspace, BBQ gas line, and a brand new oversized double garage with abundant storage round out this exceptional outdoor space. BONUS INCLUDE: upgraded lighting, solid wood doors, custom built-ins throughout, a 4th level storage area with cold room, front drive parking for visitors or an RV, a new bay window (2025), recently serviced furnace, and a roof under six years old. AREA AMENITIES INCLUDE: Just half a block to both Le Roi Daniels School (K-3) and Fairview School (4-9), with easy walking distance to the Fairview Off Leash

Park, playground, and arena. The Calgary Farmer's Market and Chinook Centre are five minutes away, and Chinook LRT is an eight minute bike ride. A home that is as impressive in person as it appears in every photograph.