



GRASSROOTS
REALTY GROUP

587-777-7276
yuri@grassrootsrealtygroup.ca

9020 Fairmount Drive SE
Calgary, Alberta

MLS # A2319924



\$575,000

Division:	Acadia		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,031 sq.ft.	Age:	1961 (65 yrs old)
Beds:	3	Baths:	1
Garage:	Double Garage Detached, Off Street		
Lot Size:	0.16 Acre		
Lot Feat:	Back Lane, Back Yard, Front Yard, Interior Lot, Landscaped, Private, Treed		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Hardwood, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Stucco, Wood Frame	Zoning:	H-GO
Foundation:	Poured Concrete	Utilities:	-
Features:	No Animal Home, No Smoking Home, Soaking Tub, Storage, Vinyl Windows		

Inclusions: NA

3 BEDROOMS | 2,035 SQFT DEVELOPED LIVING SPACE | 7,147 SQFT LOT | OVERSIZED DOUBLE DETACHED GARAGE (BUILT IN 2023) This is the one you've been waiting for! Welcome to this well-maintained bungalow in the heart of Acadia, offering over 2,035 sq. ft. of developed living space on a massive 7,147sq. ft. lot. The bright and inviting main level is filled with natural light and features hardwood flooring throughout the spacious living and dining areas. The functional kitchen offers newer stainless steel appliances, ample cabinetry, and plenty of workspace for everyday living. The main floor is complete with three generously sized bedrooms and a full 4-piece bathroom. The fully developed basement provides additional living space perfect for a family room, recreation area, home office, gym, or guest accommodations. Outside, you'll find a huge backyard with endless potential for entertaining, gardening, or future customization, along with an oversized double detached garage built in 2023, offering exceptional space for vehicles, storage, hobbies, or a workshop. Recent upgrades provide added value and peace of mind, including a new roof completed in 2020, a newer furnace and hot water tank, and a 24x24 oversized garage completed in 2023 with storage trusses designed to maximize attic storage space. With an approximate replacement value of \$50,000, the garage is a standout feature that offers incredible functionality and long-term value. Ideally situated in one of Calgary's most established and desirable communities, this home is directly across from Lord Beaverbrook High School, the Acadia Aquatic & Fitness Centre, and the Osten & Victor Alberta Tennis Centre. Parks, schools, shopping, restaurants, transit, and major roadways are all just minutes away. Whether you're a first-time buyer, growing family, downsizer, or

investor, this is a rare opportunity to own a move-in-ready home in a prime Acadia location.