



**77 Ferncliff Crescent SE
Calgary, Alberta**

MLS # A2323736



\$720,000

Division:	Fairview		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,143 sq.ft.	Age:	1959 (67 yrs old)
Beds:	5	Baths:	3
Garage:	Single Garage Detached		
Lot Size:	0.16 Acre		
Lot Feat:	See Remarks		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Laminate, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Bar, No Animal Home, No Smoking Home, See Remarks		

Inclusions: Bar Fridge, Dishwasher, Electric Range, Electric Stove, Garage Control(s), Microwave, Washer/Dryer

Welcome to 77 Ferncliff Crescent SE, a fully renovated bungalow located on a massive lot in the heart of Fairview, one of Calgary's most established and desirable communities. This beautifully updated home offers over 2,137 sq ft of total developed living space, including the fully finished basement, with 5 bedrooms and 3 full bathrooms and a thoughtful layout that suits families, investors, or multi-generational living. The main floor features 3 bedrooms, including a spacious primary retreat with a private ensuite, along with a second full bathroom. The main living area is bright and modern, highlighted by a sleek electric fireplace and designer accent walls throughout. The showpiece kitchen showcases custom cabinetry, a large island with waterfall countertops, and contemporary finishes that blend style with function. Downstairs, the fully finished basement includes 2 additional bedrooms, a full bathroom, a large living space with a second electric fireplace, and a stylish built-in bar, making it perfect for entertaining, guests, or extended family living. This home has been extensively upgraded from top to bottom with new windows, a new furnace, new hot water tank, fully upgraded plumbing and electrical, light-up heated mirrors in the bathrooms, a brand new garage door, and a fully upgraded exterior that adds to its curb appeal. Located on an oversized lot in a quiet, family-friendly location close to schools, shopping, transit, and major routes, this is a truly turnkey property offering modern living in a classic neighborhood. A rare opportunity to own a completely renovated bungalow in Fairview — don't miss it.