



GRASSROOTS
REALTY GROUP

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7536 Fleetwood Drive SE
Calgary, Alberta

MLS # A2332842



\$574,500

Division:	Fairview		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,056 sq.ft.	Age:	1959 (67 yrs old)
Beds:	3	Baths:	1 full / 1 half
Garage:	Garage Door Opener, Garage Faces Rear, Single Garage Detached		
Lot Size:	0.13 Acre		
Lot Feat:	Back Lane, Back Yard, Few Trees, Front Yard, Lawn, Rectangular Lot, Street		

Heating:	Forced Air, Natural Gas	Water:	Public
Floors:	Hardwood, Tile	Sewer:	Public Sewer
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	Cable, Electricity Connected, Natural Gas Connected
Features:	Central Vacuum, Granite Counters, No Animal Home, No Smoking Home, Track Lighting, Vinyl Windows		

Inclusions: None

Welcome to this great bungalow situated close to city center on a quiet tree lined street with a large south facing back yard. The main floor features a bright, well-designed kitchen with granite countertops, built-in oven, built-in microwave, cook-top and dishwasher. The bright dining room flows into a spacious living room with hardwood floors, large windows and light filtering Zebra blinds. Three bedrooms and a four-piece bathroom complete the main level. The basement includes a large rec room which leads to an oversized office area. The utility room includes a newer furnace (2023), hot water tank (2026), and upgraded plumbing (2026). Situated next to the utility room is a two-piece bathroom and a generous storage room with a workbench. Windows have been upgraded to PVC vinyl for your convenience. Enjoy the south-facing patio or relax under the mature trees in the fenced yard. The property also includes an oversized single-car detached garage with a garage door opener and workbench. Jet tub is-as-is (used long time ago). Fairview is close to downtown and situated with easy access to the C-Train and close to all amenities like restaurants, Chinook mall, Deerfoot Trail, community center, parks and great schools. Don't miss the opportunity to live in this highly sought after community!