



GRASSROOTS
REALTY GROUP

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60 Fairview Crescent SE
Calgary, Alberta

MLS # A2334327



\$599,900

Division:	Fairview		
Type:	Residential/House		
Style:	Bungalow		
Size:	884 sq.ft.	Age:	1959 (67 yrs old)
Beds:	4	Baths:	2
Garage:	Alley Access, Double Garage Detached, Garage Door Opener, Garage Faces		
Lot Size:	0.11 Acre		
Lot Feat:	Back Lane, Back Yard, Irregular Lot, Landscaped, Lawn, Level		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Stucco, Wood Frame, Wood Siding	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	No Smoking Home, Recessed Lighting, Vinyl Windows		

Inclusions: TV Bracket in the Living Rm (TV not included)

You will LOVE living in one of Calgary's best-kept secret communities that perfectly balances central connectivity with quiet, small town charm. Nestled among mature trees on a massive lot that easily doubles the yard size of newer communities, this unique property offers great privacy with only one shared fence and a peaceful walkway on the other. Inside, original hardwood floors, thoughtful renovations & upgrades throughout, a floor plan where every square inch is usable, and a stunning south-facing double corner window that floods the space with natural light are just the beginning. The location is a commuter's dream, placing you central to the entire city with effortless access to Deerfoot Trail for north-south travel, Glenmore Trail for escaping west, and Crowchild Trail for quick trips to the northwest. Beyond the property lines, you will join a tight-knit community of long-term residents who are genuinely friendly and deeply invested in keeping the neighborhood clean and safe. Lifestyle and convenience are unmatched here; you can take a simple stroll up the street to a large off-leash dog park, walk to a beloved local bakery for your morning bread, or take a short drive to the Calgary Farmers' Market, Heritage Drive grocery hubs, and an array of popular local breweries. No wonder this community has become so popular! Stake your claim with this 100% MOVE-IN READY home before someone else does!