



GRASSROOTS
REALTY GROUP

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7827 Fairmount Drive SE
Calgary, Alberta

MLS # A2343010



\$609,900

Division:	Fairview		
Type:	Residential/House		
Style:	3 Level Split		
Size:	1,098 sq.ft.	Age:	1959 (67 yrs old)
Beds:	3	Baths:	2
Garage:	Double Garage Attached, Insulated		
Lot Size:	0.13 Acre		
Lot Feat:	Back Lane, Back Yard, Few Trees, Landscaped, Lawn, Pie Shaped Lot, Slope		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Partial	LLD:	-
Exterior:	Stucco, Wood Frame	Zoning:	R-C1
Foundation:	Poured Concrete	Utilities:	-
Features:	Closet Organizers, French Door, Kitchen Island		

Inclusions: None

"" OPEN HOUSE: MONDAY, OCTOBER 12, 5:00 - 7:00 PM "" Excellent Fairview family home, open floor plan with some upgrades: roof shingles (2021), hot water tank (2019), electric panel (2000), windows and patio door (2000), kitchen cabinets refaced (2021). Beautiful west backyard with fountain, two deck full width deck plus a roof top deck on top of the rear attached double garage. Underground sprinklers (needs a tuneup). Great location right across from . In a playground zone so traffic noise is quiet