



**GRASSROOTS**  
REALTY GROUP

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**176 Frobisher Boulevard SE**  
**Calgary, Alberta**

**MLS # A2346576**



**\$600,000**

|                  |                                                                            |               |                   |
|------------------|----------------------------------------------------------------------------|---------------|-------------------|
| <b>Division:</b> | Fairview                                                                   |               |                   |
| <b>Type:</b>     | Residential/House                                                          |               |                   |
| <b>Style:</b>    | Bungalow                                                                   |               |                   |
| <b>Size:</b>     | 1,000 sq.ft.                                                               | <b>Age:</b>   | 1960 (66 yrs old) |
| <b>Beds:</b>     | 5                                                                          | <b>Baths:</b> | 2                 |
| <b>Garage:</b>   | Additional Parking, Alley Access, Garage Door Opener, Garage Faces Rear, 1 |               |                   |
| <b>Lot Size:</b> | 0.14 Acre                                                                  |               |                   |
| <b>Lot Feat:</b> | Back Lane, Back Yard, City Lot, Front Yard, Lawn, Level, Rectangular Lot   |               |                   |

|                    |                                                                            |                   |      |
|--------------------|----------------------------------------------------------------------------|-------------------|------|
| <b>Heating:</b>    | Forced Air, Natural Gas                                                    | <b>Water:</b>     | -    |
| <b>Floors:</b>     | Carpet, Hardwood, Tile                                                     | <b>Sewer:</b>     | -    |
| <b>Roof:</b>       | Asphalt Shingle                                                            | <b>Condo Fee:</b> | -    |
| <b>Basement:</b>   | Full                                                                       | <b>LLD:</b>       | -    |
| <b>Exterior:</b>   | Stucco, Wood Frame                                                         | <b>Zoning:</b>    | R-C1 |
| <b>Foundation:</b> | Poured Concrete                                                            | <b>Utilities:</b> | -    |
| <b>Features:</b>   | No Animal Home, No Smoking Home, Separate Entrance, Storage, Vinyl Windows |                   |      |

**Inclusions:** Electric Stoves (2), Microwaves (2), Refrigerators (2)

**2-BEDROOM ILLEGAL SUITE | 5 BEDROOMS | UPDATED | WALKABLE TO SCHOOLS, LRT & COMMUNITY AMENITIES** An updated bungalow with a two-bedroom illegal basement suite and separate rear entry, offering a practical revenue property or a future live-up, rent-down opportunity, subject to existing tenancies. Situated in the established community of Fairview, this home features 1,000 sq ft above grade and approximately 903 sq ft of developed basement space and offers a spacious backyard with mature trees, a deck and pergola and single detached garage. The location brings together neighbourhood charm and everyday convenience, with easy access to downtown and the extensive shopping, dining and services along Macleod Trail. Chinook Centre and Deerfoot Meadows expand the options, while walkable local shops and eateries offer plenty close to home. Nearby elementary, junior high and high schools complement a community filled with outstanding parks, playgrounds, pathways and playing fields. An active community association and neighbourhood events create opportunities to connect; enjoy the asphalt pump track and off-leash area at Flint Park and seasonal activities at Flavelle Park. The Heritage CTrain station is located close by and easy access to Macleod, Glenmore and Blackfoot Trails makes getting around the city extremely convenient. The main floor welcomes you with a bright living room, a large front window and an adjoining dining area, creating a comfortable space for everyday living and entertaining. Updated in 2023, the kitchen features white cabinetry, a subway tile backsplash and a backyard-facing window. Three bedrooms and a four-piece bathroom, renovated in 2019, complete this floor. Downstairs, the two-bedroom illegal suite offers an open living and dining area, a kitchen with white cabinetry and

ample counter space, and a four-piece bathroom. The separate rear entrance provides convenient access, and shared laundry is thoughtfully located outside the suite in a common area accessible to both tenancies. The layout provides useful separation between the upper and lower living spaces. Outside, the spacious backyard features mature trees, plenty of lawn space and a large deck with pergola for relaxing or entertaining, and a new fence along the west side and a single detached garage complete the outdoor space. Additional updates include window replacements throughout in 2018, with triple-pane and exterior clad windows on the main level, and house and garage shingles in 2015. The furnace, 80-gallon hot water tank and electrical panel were replaced as part of the 2018&ndash;2019 basement development, adding to the improvements beyond the home&rsquo;s cosmetic updates. Ample street parking along Frobisher Boulevard, with no homes on the opposite side of the road, adds everyday convenience. With its illegal suite, updated main floor and accessible location in an amenity-rich community, this home offers an attractive and versatile opportunity. Welcome Home.