



GRASSROOTS
REALTY GROUP

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7 Fullerton Road SE
Calgary, Alberta

MLS # A2349538

\$544,900

Division:	Fairview		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,102 sq.ft.	Age:	1959 (67 yrs old)
Beds:	4	Baths:	2
Garage:	Concrete Driveway, Double Garage Detached, Parking Pad		
Lot Size:	0.14 Acre		
Lot Feat:	Back Lane, Back Yard, City Lot, Few Trees, Front Yard, Lawn, Street Lighting		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Ceramic Tile, Hardwood, Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Concrete, Metal Siding , Vinyl Siding, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Ceiling Fan(s), No Animal Home, No Smoking Home		

Inclusions: Stove, Shed, Garage door control, bed

PRIME LOCATION IN SOUGHT-AFTER FAIRVIEW! This charming 1,102 sq. ft. 3+1 bedroom bungalow offers a fantastic opportunity in one of Calgary's well-established communities, complete with an oversized double garage, generous west-facing fenced backyard and exceptional additional parking in the 75 foot driveway. Step inside to a bright and welcoming main level featuring trendy oak hardwood flooring throughout most of the space. The sunny living and dining areas are filled with natural light and offer plenty of room for family gatherings and entertaining. Flowing seamlessly from the dining area is the well-designed kitchen with ample shaker-style cabinetry, pantry, ceramic tile flooring and a window overlooking the backyard. Three good-sized bedrooms and a 4-piece main bathroom complete this level. The bathroom would benefit from some additional updating, flooring has been updated. A separate back entrance provides convenient access to the lower level. Downstairs, you'll find even more living space with a spacious family room, 4TH bedroom, den, storage/hobby area, & laundry and an updated 3-piece bathroom featuring a large shower. Outside, the large, fenced WEST-facing backyard offers plenty of room to enjoy, while the oversized insulated double garage with a high ceiling provides excellent space for storage or hobbies. Additional side parking could accommodate approximately 4 more vehicles, plus storage shed. Priced with future updating in mind, this home presents an excellent opportunity to add your own style and improvements over time while enjoying an established neighborhood and a highly convenient location. Fairview offers easy access to major roadways, transit, schools, parks and shopping. Walking distance to community center & strip malls including Shoppers. You're just a short drive from the C-Train and

Chinook Centre, with its extensive selection of shopping, dining and services. Location, convenience and opportunity come together in Fairview. This isn't just a home—it's a chance to make a great property your own. Pls note pictures are virtually staged.