



GRASSROOTS
REALTY GROUP

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120 Fairview Crescent SE
Calgary, Alberta

MLS # A2349564

\$550,000

Division:	Fairview		
Type:	Residential/House		
Style:	3 Level Split		
Size:	1,115 sq.ft.	Age:	1959 (67 yrs old)
Beds:	4	Baths:	1
Garage:	Double Garage Detached, Garage Door Opener, RV Access/Parking		
Lot Size:	0.13 Acre		
Lot Feat:	Back Lane, Rectangular Lot		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Hardwood, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Stucco, Wood Frame, Wood Siding	Zoning:	R-C1
Foundation:	Poured Concrete	Utilities:	-
Features:	Jetted Tub, Natural Woodwork, No Smoking Home		

Inclusions: greenhouse

OPEN HOUSE, OCT 17th, 12:00-2:00pm. This attractive mid-century split-level home offers a perfect opportunity for affordable single-family living on a large 55 x 100 ft lot in a well-established and desirable neighbourhood! With the basement included, the home offers a total of 1,618.63 sq ft. Hardwood floors run throughout the main and upper levels. The main floor features a spacious living room with an expansive bay window, a dining room with a built-in window bench, and a functional L-shaped kitchen with an eating nook and a window over the sink overlooking the sunny south backyard. The kitchen includes quality-built oak cabinets, a fridge, microwave, cooktop, and wall oven. Upstairs you'll find three bedrooms and a 4-piece bathroom with a jetted tub. The basement, with its big windows, offers a generous family room, a small fourth bedroom, a laundry room with a stainless steel laundry sink, and tons of storage in the crawl space. Mechanical updates include a high-efficiency furnace and a hot water tank that's just a few years old. Outside, beautiful perennial flowerbeds, gorgeous trees, and mature shrubs adorn the property. There's a double detached garage with back lane access, a gate for RV parking, a large garden shed for bikes and lawn equipment, and a greenhouse. All this on a wide, quiet street in the heart of Fairview, within walking distance of K-9 schools, high schools, shops, and more, with the LRT nearby and easy access in all directions.