

\$574,900 - 95 Flavelle Road Se, Calgary

MLS® #A2138665

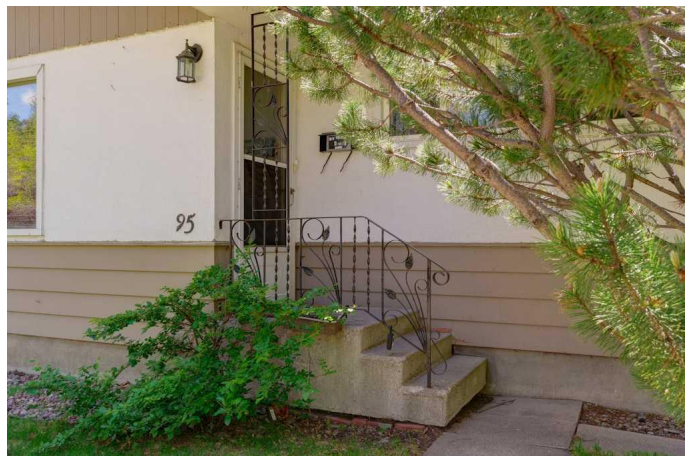
\$574,900

3 Bedroom, 2.00 Bathroom, 871 sqft

Residential on 0.11 Acres

Fairview, Calgary, Alberta

An outstanding opportunity awaits in the sought after quiet neighbourhood of Fairview. Situated on a pretty tree-lined street, the property delivers 1600 SF of living space (including an illegal suite). Recent improvements to the property include new hot water tank (2023), new fridge upstairs (2023), new washing machine (2022), new roof on the house (2018), and new electrical panel (2013). With so much potential, this property is equally suited to first time buyers, families, and investors. The layout delivers bright rooms throughout the main floor including a charming open concept kitchen, living, and dining area. Hardwood floors continue from the main living area into the good-sized bedrooms. Completing the main floor is a 4-piece bathroom. The renovated illegal suite offers an updated kitchen, new vinyl plank flooring, comfortable dining and living areas, massive bedroom, and a full bathroom. The large backyard is a lovely place for morning coffee, barbecuing with friends or just sitting back watching the kids play while the OVERSIZED, 24 X 24 FOOT double insulated and drywalled garage is an additional bonus. Whether an investor seeking to increase your property portfolio, a first-time buyer looking to make a beautiful first home (with the extra bonus of rental revenue from the illegal suite below, or a family wanting a quiet place to grow, this property offers 3 bedrooms, 2 full bathrooms, a beautiful yard, OVERSIZED double garage, and quiet location close to schools, shopping,



The Farmer’s Market, transit, Southland dog park, and easy access to Blackfoot and Deerfoot Trails.

Built in 1959

Essential Information

MLS® #	A2138665
Price	\$574,900
Sold Price	\$568,000
Bedrooms	3
Bathrooms	2.00
Full Baths	2
Square Footage	871
Acres	0.11
Year Built	1959
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Sold

Community Information

Address	95 Flavelle Road Se
Subdivision	Fairview
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2H 1E8

Amenities

Parking Spaces	2
Parking	Double Garage Detached, Oversized

Interior

Interior Features	See Remarks
Appliances	Microwave, Range Hood, Washer/Dryer
Heating	Forced Air, Natural Gas
Cooling	None
Has Basement	Yes

Basement Finished, Full

Exterior

Exterior Features Other
Lot Description Back Lane, Back Yard
Roof Asphalt Shingle
Construction Stucco, Wood Frame
Foundation Poured Concrete

Additional Information

Date Listed June 8th, 2024
Date Sold July 5th, 2024
Days on Market 27
Zoning R-C1
HOA Fees 0.00

Listing Details

Listing Office Coldwell Banker Mountain Central

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