

\$745,000 - 212 78 Avenue Se, Calgary

MLS® #A2151202

\$745,000

4 Bedroom, 3.00 Bathroom, 1,073 sqft

Residential on 0.13 Acres

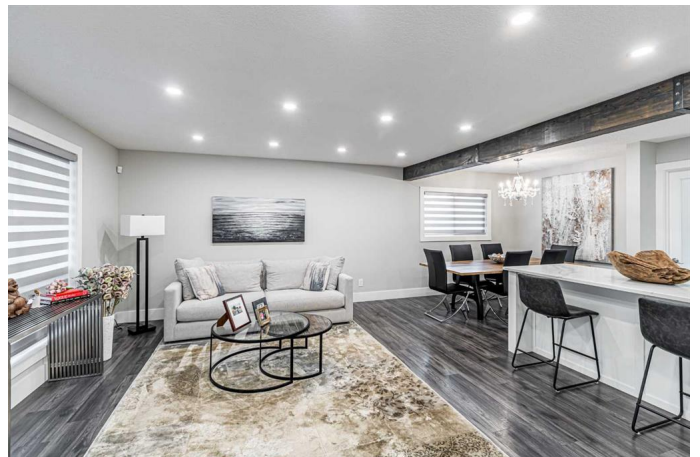
Fairview, Calgary, Alberta

This extensively renovated bungalow in Fairview offers the perfect blend of modern amenities and classic charm. Featuring four spacious bedrooms and three luxurious bathrooms, this home provides ample space for family living and entertaining. A standout feature is the illegal suite, ideal for extended family or rental income.

Renovations include the installation of a state-of-the-art air conditioning system in 2019, ensuring year-round comfort. In 2021, the home was further upgraded with a tankless water system and water softener, providing endless hot water and enhanced water quality. The attic has been fully redone, adding extra insulation and storage space, while the leaf guard system, installed with a lifetime warranty, offers maintenance-free gutter protection.

Every window in the house is equipped with custom blinds for optimal light control and privacy, and the master bedroom boasts built-in custom dressers and a cozy fireplace, creating a serene retreat. The attention to detail continues with the driveway leading to a double detached garage, which is fitted with a power box, making it ready for any project or electric vehicle charging needs.

Security is a top priority with a comprehensive camera system installed on the property, providing peace of mind. The exterior and



interior renovations ensure that this bungalow is not only beautiful but also highly functional and secure, making it an exceptional home for modern living in the heart of Fairview.

FIRST DAY OF SHOWING WILL BE ON AUGUST 09

OPEN HOUSE - AUGUST 10 @ 1-3PM

Built in 1959

Essential Information

MLS® #	A2151202
Price	\$745,000
Sold Price	\$745,000
Bedrooms	4
Bathrooms	3.00
Full Baths	3
Square Footage	1,073
Acres	0.13
Year Built	1959
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Sold

Community Information

Address	212 78 Avenue Se
Subdivision	Fairview
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2H 1C4

Amenities

Parking Spaces	4
Parking	Double Garage Detached, Off Street

Interior

Interior Features	Beamed Ceilings, No Smoking Home, Open Floorplan
Appliances	Central Air Conditioner, Dishwasher, Electric Stove, Garage Control(s), Microwave, Microwave Hood Fan, Refrigerator, Washer/Dryer
Heating	Forced Air
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
Has Basement	Yes
Basement	Finished, Full, Suite, Walk-Up To Grade

Exterior

Exterior Features	BBQ gas line, Garden, Other, Playground, Private Yard
Lot Description	Back Lane, Rectangular Lot
Roof	Asphalt Shingle
Construction	Stucco, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	August 6th, 2024
Date Sold	August 29th, 2024
Days on Market	23
Zoning	R-C1
HOA Fees	0.00

Listing Details

Listing Office	First Place Realty
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