

# \$669,900 - 3 Fairview Crescent Se, Calgary

MLS® #A2157630

**\$669,900**

4 Bedroom, 2.00 Bathroom, 1,034 sqft

Residential on 0.14 Acres

Fairview, Calgary, Alberta

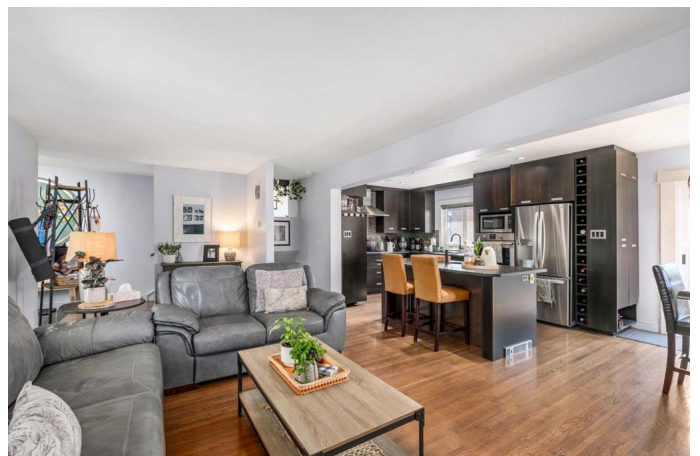
Amazing opportunity to own an outstanding home on a massive corner lot in the desirable community of Fairview. This unique 4 split level property has over 1,670SqFt of total developed space. From the front entry foyer you will discover a sunny living room with huge windows allowing lots of natural light, a modern kitchen with upgraded stainless steel appliances, custom cabinetry with lots of cupboard space & humongous central island. Dining area next to the kitchen leads to a humongous sunny south deck allowing you to relax, enjoy and entertain. Few steps going up the 2nd floor are 2 large bedrooms + 5piece bathroom with double sinks & storage. Lower level has a 3rd bedroom with bright windows, a great size family room + access to the yard and a side drive parking. The 4th level in the basement is partially finished with a Bed/Den, 3 piece bathroom with shower, laundry area + storage cubicles to keep the family organized, + plenty of storage area. Property huge front and back yards are landscaped. Located just steps to schools, shopping center, restaurants & coffee shops, green space trails, parks & a lot more. Call to book your private showing today!

Built in 1959

## Essential Information

MLS® #                   A2157630

Price                     \$669,900



|                |               |
|----------------|---------------|
| Sold Price     | \$660,500     |
| Bedrooms       | 4             |
| Bathrooms      | 2.00          |
| Full Baths     | 2             |
| Square Footage | 1,034         |
| Acres          | 0.14          |
| Year Built     | 1959          |
| Type           | Residential   |
| Sub-Type       | Detached      |
| Style          | 4 Level Split |
| Status         | Sold          |

### Community Information

|             |                        |
|-------------|------------------------|
| Address     | 3 Fairview Crescent Se |
| Subdivision | Fairview               |
| City        | Calgary                |
| County      | Calgary                |
| Province    | Alberta                |
| Postal Code | T2H0Z7                 |

### Amenities

|                |                                                                                                  |
|----------------|--------------------------------------------------------------------------------------------------|
| Parking Spaces | 4                                                                                                |
| Parking        | Double Garage Detached, Garage Door Opener, Gravel Driveway, Oversized, Parking Pad, See Remarks |

### Interior

|                   |                                                                       |
|-------------------|-----------------------------------------------------------------------|
| Interior Features | Kitchen Island, See Remarks                                           |
| Appliances        | Dishwasher, Dryer, Gas Cooktop, Microwave, Oven, Refrigerator, Washer |
| Heating           | Baseboard, Hot Water, Natural Gas, See Remarks                        |
| Cooling           | None                                                                  |
| Has Basement      | Yes                                                                   |
| Basement          | Finished, Partial, Partially Finished                                 |

### Exterior

|                   |                                                                                     |
|-------------------|-------------------------------------------------------------------------------------|
| Exterior Features | Private Entrance, Private Yard                                                      |
| Lot Description   | Back Lane, Back Yard, Corner Lot, Landscaped, Private, Rectangular Lot, See Remarks |
| Roof              | Asphalt Shingle                                                                     |

|              |                                                        |
|--------------|--------------------------------------------------------|
| Construction | Concrete, See Remarks, Stucco, Wood Frame, Wood Siding |
| Foundation   | Poured Concrete                                        |

**Additional Information**

|                |                     |
|----------------|---------------------|
| Date Listed    | August 15th, 2024   |
| Date Sold      | September 4th, 2024 |
| Days on Market | 20                  |
| Zoning         | R-C1                |
| HOA Fees       | 0.00                |

**Listing Details**

|                |                           |
|----------------|---------------------------|
| Listing Office | Century 21 PowerRealty.ca |
|----------------|---------------------------|

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