

# \$575,000 - 71 Fyffe Road Se, Calgary

MLS® #A2166398

**\$575,000**

3 Bedroom, 1.00 Bathroom, 1,122 sqft

Residential on 0.13 Acres

Fairview, Calgary, Alberta

Welcome to this meticulously maintained property in the established community of Fairview. Close to schools, parks, an off leash dog park down the street, farmers market, and all kinds of retail and shopping, this home really has it all! Situated on a huge lot with mature trees and street parking. Enjoy your private south facing backyard and a quiet street while still being close to Chinook Centre, Glenmore Trail, and Deerfoot trail. Stepping inside is a spacious living room with large bay window that lets in plenty of natural light. The large kitchen features an eating are, lots of counterspace and sink that faces the backyard perfect for keeping an eye on the kids playing in the backyard. Off the kitchen is a formal dining room with a niche for a china cabinet or hutch. Upstairs has 3 bedrooms, 1 full bath and lots of storage in the hall closet. The lower level has large bright windows, a built in gas fireplace with mantle, a den/flex area perfect for a home office or fourth bedroom, and a large open space perfect for relaxing in or a kids playing area. Just off the kitchen is the back door leading into the south facing backyard complete with double detached garage, RV parking, garden, and still lots of space for your own design choices. Come and have a look, appointments are easy for this home between 9:00am and 8:00pm.

Built in 1959

## Essential Information



MLS® #	A2166398
Price	\$575,000
Sold Price	\$550,000
Bedrooms	3
Bathrooms	1.00
Full Baths	1
Square Footage	1,122
Acres	0.13
Year Built	1959
Type	Residential
Sub-Type	Detached
Style	3 Level Split
Status	Sold

### **Community Information**

Address	71 Fyffe Road Se
Subdivision	Fairview
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2H1C2

### **Amenities**

Parking Spaces	4
Parking	Alley Access, Double Garage Detached, On Street

### **Interior**

Interior Features	No Animal Home, No Smoking Home, Storage
Appliances	Dishwasher, Garage Control(s), Range Hood, Refrigerator, Window Coverings, Dryer, Electric Range, Washer
Heating	Forced Air, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Basement, Gas, Insert, Mantle, Brass
Has Basement	Yes
Basement	Finished, Full

### **Exterior**

Exterior Features	Private Yard, Storage, BBQ gas line, Private Entrance
Lot Description	Front Yard, Lawn, Landscaped, Street Lighting, Private, Back Lane, Back Yard, City Lot, Few Trees, Garden, Interior Lot, Level, Rectangular Lot, See Remarks
Roof	Asphalt Shingle
Construction	Vinyl Siding, Stucco, Wood Frame
Foundation	Poured Concrete

**Additional Information**

Date Listed	September 19th, 2024
Date Sold	October 27th, 2024
Days on Market	38
Zoning	R-C1
HOA Fees	0.00

**Listing Details**

Listing Office	Real Estate Professionals Inc.
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