

# \$539,900 - 123 Fawn Crescent Se, Calgary

MLS® #A2170274

**\$539,900**

4 Bedroom, 2.00 Bathroom, 1,062 sqft

Residential on 0.11 Acres

Fairview, Calgary, Alberta

Welcome home to this beautiful one-owner hidden gem in one of Calgary's best communities.Â

This bungalow is beautifully situated across from a large green space that allows for an unobstructed view of the beautiful mature trees. This charming property offers a seamless blend of comfort, convenience, and versatility.Â

The location has an added bonus of providing loads for street parking Â space when friends and family visit.

Upon entering, you will find yourself in a spacious living area that sets the tone for the rest of the home.

The open concept living room/dining room combined with a spacious kitchen, is adorned with large newer windows, allowing plenty of natural light.

Included on the main level is an updated bathroom and two cozy bedrooms plus a den office which could easily be converted back to a bedroom.Â

As you descend downstairs, you'll discover the basement has a wide open design to maximize space and functionality, starting with two bedrooms, and a three-piece bath.

The large spacious storage area completes basement space, offering ample room to accommodate all your storage needs.

Step outside into the large fenced backyard ideal for playing, gardening or relaxing offering a safe and private space for Children and pets to explore. Â



The back of the yard has a large space to build your dream garage or enjoy it just the way it is, with mature trees and garden beds. This home is wheelchair accessible and comes with your very own wheelchair lift.Â Bonus features of this home include. Newer roof, newer windows, newer furnace, newer electric panel.

Location! Location! Location!

This home is in one of the best locations in the community. It is close to all the amenities, including walkways and bike paths, parks, schools, large shopping areas, minutes from Chinook Mall, Rockyview Hospital and the LRT, and not to mention Calgary's Farmers Market.

This well-kept home is move-in ready and offers everything a family needs for a comfortable and fulfilling lifestyle.

Built in 1959

### **Essential Information**

MLS® #	A2170274
Price	\$539,900
Sold Price	\$550,000
Bedrooms	4
Bathrooms	2.00
Full Baths	2
Square Footage	1,062
Acres	0.11
Year Built	1959
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Sold

### **Community Information**

Address	123 Fawn Crescent Se
Subdivision	Fairview

City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2H 0V8

### Amenities

Parking Spaces	2
Parking	Parking Pad

### Interior

Interior Features	Natural Woodwork
Appliances	Electric Stove, Refrigerator, Washer/Dryer
Heating	Forced Air
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Electric
Has Basement	Yes
Basement	Full, Partially Finished

### Exterior

Exterior Features	Garden, Storage
Lot Description	Back Lane, Front Yard, Lawn, Garden, Landscaped, Level, Many Trees, Rectangular Lot
Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Frame
Foundation	Poured Concrete

### Additional Information

Date Listed	October 3rd, 2024
Date Sold	October 10th, 2024
Days on Market	7
Zoning	R-CG
HOA Fees	0.00

### Listing Details

Listing Office	RE/MAX Real Estate (Mountain View)
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