



# 63 Fenton Road Calgary Alberta

\$699,800

Finally!...a FULLY RENOVATED bungalow in a central location with a OVERSIZED HEATED DOUBLE DETACHED GARAGE on a 50 foot wide lot with 2 extra parking spaces including an illegal 2 BEDROOM BASEMENT SUITE. RENOVATED BUNGALOW | NEW ILLEGAL SUITE | OVERSIZED HEATED GARAGE | EXTRA OFF-STREET PARKING | OPEN FLOOR PLAN | LAMINATE FLOORS THROUGHOUT, NO CARPET! | LOADS OF NATURAL LIGHT | BRAND NEW KITCHEN & APPLIANCES | 4 TOTAL BEDROOMS | SEPARATE ENTRANCE | RENOVATED BASEMENT | HUGE YARD | OUTSTANDING LOCATION ! Beautifully renovated bungalow with the added bonuses of a new illegal basement suite and an oversized heated garage with extra side parking for tenants, guests or an RV. This ideal location in desirable Fairview is within walking distance to schools and countless shops, restaurants and amenities along McLeod Trail and Heritage Drive. Quick access to the C-Trian and rapid bus line, Chinook Mall, Deerfoot Meadows, Heritage Park, Barley Belt Brewery District, several parks and the off-leash area means there's something for everybody! After all of that adventure come home to a quiet sanctuary away from the hustle and bustle. The newly opened-up floor plan has incredible connectivity with oversized windows streaming in natural light and durable laminate floors throughout (no carpet!). The spacious living room invites relaxation boasting street views showcased through bay windows. Culinary pursuits are inspired in the gorgeous brand new kitchen featuring new stainless steel appliances, 2-toned full-height shaker cabinetry, timeless subway tile and a centre island to gather around. The same gleaming floors are continued into the bedrooms for cohesiveness and cleanliness and the stunningly updated bathroom is centrally located for both you and your guests. A separate entrance leads to the finished basement, expertly renovated in the same stylish design as the rest of ...

Recreational, Games room 9.67 Ft x 23.92 Ft

Kitchen 3.08 Ft x 12.42 Ft

Furnace 11.00 Ft x 12.00 Ft

Bedroom 10.92 Ft x 9.75 Ft

Bedroom 10.75 Ft x 9.75 Ft

Living room 13.75 Ft x 21.17 Ft

Kitchen 10.67 Ft x 16.17 Ft

Primary Bedroom 10.08 Ft x 13.83 Ft

Bedroom 10.50 Ft x 9.33 Ft

4pc Bathroom Measurements not available

Display of MLS data is deemed reliable but is not guaranteed accurate by CREA.

Listing Presented By:



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## RE/MAX®

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