



## 220 78 Avenue Calgary Alberta

\$719,900

Set along a quiet street in the established community of Fairview, this beautifully maintained bungalow blends thoughtful updates, functional living space and an incredible backyard designed for year-round enjoyment. Mature surroundings and a welcoming neighbourhood atmosphere place schools, parks and everyday amenities within easy reach while offering a comfortable setting for families seeking both convenience and community. Hardwood flooring introduces the main level and extends through bright living spaces where detailed wainscoting adds timeless character. A welcoming living room invites relaxed evenings at home while the adjacent dining area sits beneath designer lighting, creating an inviting backdrop for everyday meals and special gatherings alike. Updated cabinetry, granite countertops and stainless steel appliances anchor the kitchen, where a gas cooktop and double wall ovens support effortless cooking and entertaining while generous workspace keeps everything within easy reach. Three bedrooms are thoughtfully positioned on the main floor, providing flexible space for family living, guests or a home office, while an updated 4 piece bathroom delivers everyday function with clean modern finishes. Additional living space continues in the fully finished basement where a large recreation room easily accommodates movie nights, games and casual gatherings. A fourth bedroom with egress window offers comfortable privacy for guests or older children, while a newer bathroom enhances flexibility for busy households. Outdoor living becomes a standout feature of this property where an incredible covered entertainment area forms a true backyard retreat. A built-in outdoor kitchen and fireplace create the perfect atmosphere for hosting friends through every season, while a separate ground level deck captures sunny afternoons and quiet morning coffees. Privacy and functio...

Recreational, Games room 26.92 Ft x 14.92 Ft  
Furnace 12.08 Ft x 11.42 Ft  
Bedroom 10.92 Ft x 18.58 Ft  
3pc Bathroom 7.50 Ft x 8.67 Ft  
Foyer 3.92 Ft x 5.25 Ft  
Living room 18.83 Ft x 14.92 Ft

Dining room 8.33 Ft x 8.33 Ft  
Kitchen 10.25 Ft x 8.83 Ft  
Primary Bedroom 11.08 Ft x 11.25 Ft  
Bedroom 11.08 Ft x 8.83 Ft  
Bedroom 8.58 Ft x 12.67 Ft  
4pc Bathroom 4.92 Ft x 8.75 Ft

Listing Presented By:



Originally Listed by:  
RE/MAX Landan Real Estate

<http://www.gregsqire.com/>

**RE/MAX Realty Professionals**

#10, 6020 - 1A ST SW , Calgary, AB,

Phone: 403-259-4141  
darylcarlson@shaw.ca