

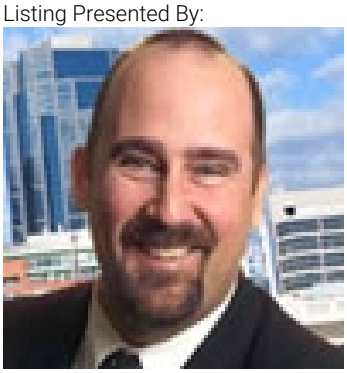
52 Fay Road Calgary Alberta

$699,000

Excellent investment opportunity in the established community of Fairview! With a reliable tenant already in place on a two-year lease, this extensively updated bungalow offers immediate rental income while providing the security of owning a well-located property with outstanding long-term potential. Offering 6 bedrooms with a private office/flex room and 2 fully renovated bathrooms, this home provides exceptional flexibility for today's investor and future homeowner alike. The updated kitchen features quartz countertops, stainless steel appliances, and ample cabinetry, while luxury vinyl plank flooring and updated tile run throughout the home. The fully developed basement significantly expands the living space, and many of the major improvements have already been completed, including the majority of the windows, updated bathrooms, newer washer and dryer, and a fully redone fence. Outside, you'll appreciate the large fenced backyard with a spacious patio, perfect for enjoying Calgary's summer months. The property also features an attached garage, back lane access, and a generous front parking pad with room for an RV, trailer, or multiple vehicles--offering the kind of flexibility that's increasingly difficult to find in central Calgary. Fairview continues to stand out as one of Calgary's best-value inner-city communities. Just minutes from the Fairview LRT Station, Macleod Trail, Glenmore Trail, Deerfoot Trail, and Blackfoot Trail, commuting anywhere in the city is simple. Everyday conveniences are all within easy reach, including Heritage Meadows, CF Chinook Centre, Costco, grocery stores, restaurants, and popular retailers such as London Drugs, Winners, and HomeSense. Nearby schools, parks, and recreation further enhance the appeal for both tenants and future homeowners. Whether you're looking to add a turnkey rental property to your portfolio, secure a home for ...

Bedroom 9.92 Ft x 12.42 Ft
Laundry room 8.42 Ft x 6.92 Ft
Bedroom 12.75 Ft x 8.83 Ft
Bedroom 12.83 Ft x 10.00 Ft
4pc Bathroom 6.58 Ft x 5.75 Ft
Primary Bedroom 12.67 Ft x 12.08 Ft
Bedroom 11.33 Ft x 8.08 Ft
Other 12.58 Ft x 12.58 Ft
4pc Bathroom 8.50 Ft x 4.92 Ft
Bedroom 7.75 Ft x 11.17 Ft
Den 8.75 Ft x 8.25 Ft
Office 11.75 Ft x 13.42 Ft

Listing Presented By:



Originally Listed by:
RE/MAX House of Real Estate

https://nataliabaietrau.remax.ca/index.php

RE/MAX Realty Professionals

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

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