

**11 Foley Road SE**  
**Calgary, Alberta**

**MLS # A2291784**



**\$730,000**

<b>Division:</b>	Fairview		
<b>Type:</b>	Residential/House		
<b>Style:</b>	4 Level Split		
<b>Size:</b>	1,728 sq.ft.	<b>Age:</b>	1959 (67 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2
<b>Garage:</b>	RV Access/Parking, Single Garage Detached		
<b>Lot Size:</b>	0.13 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, Front Yard, Landscaped, Lawn, Level, Rectangular Lot		

<b>Heating:</b>	Baseboard, High Efficiency	<b>Water:</b>	-
<b>Floors:</b>	Ceramic Tile, Hardwood, Laminate, Linoleum, Vinyl	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Concrete, Stucco	<b>Zoning:</b>	R-CG
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Closet Organizers, High Ceilings, Kitchen Island, No Smoking Home, Open Floorplan, Quartz Counters, Sauna, See Remarks, Skylight(s), Storage, Vinyl Windows		
<b>Inclusions:</b>	NA		

This beautifully updated home in the established community of Fairview presents a rare opportunity for both homeowners and investors, offering a spacious upper living area and a fully legal suite that truly feels like two separate homes under one roof. The upper level spans approximately 1,043 sq. ft. and features a bright, functional layout with two generously sized bedrooms, both with large above-grade windows that bring in excellent natural light. The main living and dining areas are open and inviting, creating a comfortable space for everyday living and entertaining. Downstairs, the fully legal suite offers an additional 1,128 sq. ft. of living space with a one-bedroom plus den configuration. Thanks to a thoughtful addition, the bedroom in the lower level is also positioned above grade, providing natural light and a layout that feels far more like a second home. The entire lower level has been completely remodelled with modern finishes, creating a turnkey space ideal for rental income, extended family, or multigenerational living. The property has seen extensive upgrades over the years, including most updated windows, electrical, and plumbing, along with the installation of a high-efficiency hydronic boiler heating system that provides consistent and efficient heating throughout the home. The exterior has also been refreshed with updated stucco and a newly constructed front deck, enhancing both curb appeal and functionality. Outside, the property offers a generous yard along with RV parking and an oversized single detached garage, providing ample space for vehicles, storage, and outdoor enjoyment. Located in the heart of Fairview, this home enjoys a highly convenient location close to schools, parks, shopping, and major transportation routes, with quick access to downtown and surrounding amenities. With extensive upgrades, a fully legal income-generating lower level, and the

unique benefit of above-grade bedrooms in both living spaces, this property offers exceptional flexibility and value in one of Calgary's most established communities.