

31 Foster Road SE
Calgary, Alberta

MLS # A2343578



\$565,000

Division:	Fairview		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,103 sq.ft.	Age:	1959 (67 yrs old)
Beds:	3	Baths:	2
Garage:	Double Garage Detached		
Lot Size:	0.13 Acre		
Lot Feat:	Back Lane, Back Yard, Landscaped, Rectangular Lot		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Hardwood, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	See Remarks		

Inclusions: na

An ideal family home facing a lovely greenspace on one of the best interior streets in Fairview. Built in 1959, this 1,100 sq ft bungalow has been lovingly maintained by the same owners for over 50 years and is now ready for a fresh start. The traditional main-floor layout offers three bedrooms, a 4-piece bathroom, kitchen with eating nook, separate dining area, and a comfortable living room with gas fireplace. Original hardwood flooring remains under the carpet. A separate rear entrance leads to the basement, which provides additional living space, a second full bathroom and plenty of storage. The roof was replaced in 2018. Outside, the oversized lot features mature trees and shrubs, a greenhouse, double detached garage, and additional space to park a trailer off the rear lane. With its park-facing location, functional floor plan and solid bones, this is an excellent opportunity to create a great family home in one of Fairview's most desirable settings. Priced for a quick sale!