

**7835 Fairmount Drive SE**  
**Calgary, Alberta**

**MLS # A2215455**



**\$499,649**

<b>Division:</b>	Fairview		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bungalow		
<b>Size:</b>	1,028 sq.ft.	<b>Age:</b>	1959 (66 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	2
<b>Garage:</b>	Additional Parking, Alley Access, Double Garage Detached, Garage Faces R		
<b>Lot Size:</b>	0.15 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, Front Yard, Landscaped, Pie Shaped Lot, Sloped Up,		

<b>Heating:</b>	Central, Forced Air
<b>Floors:</b>	Carpet, Concrete, Hardwood, Laminate, Linoleum
<b>Roof:</b>	Asphalt Shingle
<b>Basement:</b>	Finished, Full
<b>Exterior:</b>	Stucco, Wood Frame
<b>Foundation:</b>	Poured Concrete
<b>Features:</b>	Built-in Features

<b>Water:</b>	-
<b>Sewer:</b>	-
<b>Condo Fee:</b>	-
<b>LLD:</b>	-
<b>Zoning:</b>	H-GO
<b>Utilities:</b>	-

**Inclusions:** N/A

Unlike another listing on Fairmount Drive in Fairview we Will let our PICTURES do the Talking HERE!.....This Porperty is being SOLD in "AS-IS" Condition and as you can SEE it's Easy to show as the tenants have already moved out! Ready to be flipped or a Duplex...what ever the City of Calgary will allow! This home features a Sunny WEST Facing and Private Back yard and a Cozy warm Traditional Brick Natural Wood Burning Fireplace. Garage use to be Heated and wired for 220v power. Come see what REAL LIVING looks like in the heart of the city.....Close to Everything and a bus route too!