

# **\$630,000 - 43 Foley Road Se, Calgary**

MLS® #A2219982

**\$630,000**

4 Bedroom, 2.00 Bathroom, 1,028 sqft

Residential on 0.13 Acres

Fairview, Calgary, Alberta

Pride of Ownership is evident throughout this Meticulously Maintained Bungalow by the Original Owner. Situated on a QUIET TREE LINED STREET in the established community of Fairview. Great CURB APPEAL with Lovely MATURE LANDSCAPING and a FLAGSTONE WALKWAY. As you enter the Home you'll find ORIGINAL HARDWOOD FLOORS Throughout , Providing Timeless Elegance. FRENCH DOORS Lead to a Spacious Living Room and Dining Room with Large Windows for a Bright and Airy Feel. Kitchen has a Corner Dining Area and Overlooks the Beautiful Backyard. 3 Good Size Bedrooms and a 4 Pce. Bathroom Complete the Main Floor. The Finished Basement Has a Family Room with COZY WOOD BURNING STOVE, Large Rec Room, 4th Bedroom (non-Legal Egress) 3 Pce. Bathroom and a Large Utility/Laundry Room. Plenty of Storage. The Backyard Provides your own PRIVATE OASIS with Mature Trees, Shrubs and Perennials. The SUNNY SOUTHWEST EXPOSURE is Ideal for a Garden. Gorgeous FLAGSTONE PATIO Provides Years of Maintenance Free Enjoyment. Situated on a Large 55 X 100 FOOT LOT with a Front Drive Concrete Parking Pad for 2 Cars. With MANY UPGRADES Over the Years This Home is in "MOVE IN CONDITION". Ideally Located Near Parks, Playgrounds and All Amenities Including Public Transportation and Restaurants Along MacLeod Trail. Shopping is Close By Including Chinook Centre and



Several Neighbourhood Strip Malls. Quick Access to Deerfoot Meadows and Costco. 15 Minutes to Downtown. Easy Access to Major Routes Like Glenmore and Deerfoot Trail.

Built in 1959

**Essential Information**

MLS® #	A2219982
Price	\$630,000
Bedrooms	4
Bathrooms	2.00
Full Baths	2
Square Footage	1,028
Acres	0.13
Year Built	1959
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Active

**Community Information**

Address	43 Foley Road Se
Subdivision	Fairview
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2H 1A2

**Amenities**

Parking Spaces	2
Parking	Concrete Driveway, Front Drive, Off Street, Parking Pad

**Interior**

Interior Features	Central Vacuum, French Door, No Animal Home, No Smoking Home, Vinyl Windows
Appliances	Dryer, Electric Range, Freezer, Refrigerator, Washer, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	None

Fireplace	Yes
# of Fireplaces	1
Fireplaces	Basement, Wood Burning Stove
Has Basement	Yes
Basement	Finished, Full

## Exterior

Exterior Features	Private Yard, Storage
Lot Description	Back Lane, Landscaped, Private, Rectangular Lot, Treed
Roof	Asphalt Shingle
Construction	Wood Siding
Foundation	Poured Concrete

## Additional Information

Date Listed	May 14th, 2025
Days on Market	19
Zoning	R-CG

## Listing Details

Listing Office	Real Estate Professionals Inc.
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