



\$ 529,900.00

## 36 FAY ROAD SE CALGARY

<https://paulbrinton.com>

RARE INVESTMENT OPPORTUNITY TO OWN A QUAD GARAGE WITH THE POTENTIAL TO BUILD A SECONDARY SUITE SUBJECT TO APPROVAL AND PERMITTING FROM THE CITY!! BUT WAIT - THERE'S MORE!!! This incredible garage is complemented by an equally impressive 4 level split home that offers 2447sq.ft. of developed living space offering...

- 5 beds
- 3 baths
- Detached
- Residential
- Active

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## BASIC FACTS

**Style:** 4 Level Split

**MLS ® #:** A1155059

**Type:** Detached

**Bedrooms:** 5

**Baths Half:** 1

**Status:** Active

**Area:** 0.00 sq ft

**County Or Parish:** Calgary

**CONDO TYPE:** Not a Condo

## PROPERTY FEATURES

**Garage YN:** Yes

**Fireplace:** 1

**Fireplace Features:** Family Room,Wood Burning

**Exterior Features:** Private Yard,Storage

**District:** CAL Zone S

**Inclusions:** n/a

**Lot Features:** Back Yard,Front Yard,Low Maintenance Landscape,Private

**Post Updated:** 2021-11-19 17:53:14

**Bathrooms:** 3

**Bedrooms Above Grade:** 3

**Date added:** 10/20/21

**Two Piece Bath:** 1

**Lot size:** 4994 sq ft

**Year built:** 1959

**Parking:** Additional Parking, Alley Access, Oversized, Parking Pad, Quad or More Detached

**Total Parking:** 6

**Flooring:** Carpet,Hardwood

**Community Features:** Park,Schools Nearby,Playground,Sidewalks,Street Lights,Shopping Nearby

**Fencing:** Fenced

**Cooling:** None

**Interior Features:** Built-in Features,Ceiling Fan(s),Closet Organizers,Kitchen Island,No Smoking Home,Open Floorplan,Separate Entrance,Storage,Wet Bar

**Roof Type:** Asphalt



**Heating Type:** Forced Air,Natural Gas

## PROPERTY INFORMATION

**Basement:** Finished, Full

**Laundry features:** Laundry Room

**Transaction Type:** For Sale

**Photo Count:** 33

**Construction Materials:** Stucco,Wood  
Frame

**Foundation:** Poured Concrete

**Appliances:** Dishwasher,Dryer,Garage  
Control(s),Microwave Hood  
Fan,Refrigerator,Stove(s),Washer,Window  
Coverings

**Subdivision Name:** Fairview

**Lot Size Acres:** 0.11

**Levels:** 4 Level Split

**Zoning:** R-C1

**List Price Square Foot:** \$ 405.43

**Rooms Above Grade:** 7

**Suite:** No

**Frontage Metres:** 15.23M 50`0"

**Living Area SF:** 1307.00

**Structure Type:** House

**Restrictions:** None Known

