

# \$624,900 - 123 Fredson Drive Se, Calgary

MLS® #A2087817

**\$624,900**

4 Bedroom, 2.00 Bathroom, 1,075 sqft

Residential on 0.11 Acres

Fairview, Calgary, Alberta

Great Price! This lovely professionally updated bungalow features over 2000 sqft of developed living space in a great location exuding pride of ownership from the homeowners. This home has been well cared for and extensively upgraded. Beautiful refinished original oak hardwood floors welcome you to an open living space with large windows letting in tons of natural light. On the main floor you will find 3 spacious bedrooms, and a 4-piece bathroom, a rich dark cabinet kitchen with stainless steel appliances, an island prep area with seating, and a double bowl farmhouse sink and dining area. The living spaces are bright and welcoming, and the open layout allows for comfortable living and entertaining. The lower level is exceptionally well laid out with a full laundry room with sink and cabinetry, a large family room with a full wet bar area with counter seating, and a full-sized fridge. The basement includes a 4th bedroom, a den, a luxurious 3 piece bathroom with heated floors, and a mechanical room. Located on a quiet kid-friendly street with a west rear yard with a double detached garage, paved alley, storage shed, and large concrete patio area. (Updates to the home include: furnace, hot-water tank, Shingles, windows, exterior doors, hardwood, kitchen, bathrooms, basement development, exposed aggregate concrete, and a 200 amp electrical service) Home shows 10/10...book your private viewing today.



Built in 1959

## Essential Information

|                |             |
|----------------|-------------|
| MLS® #         | A2087817    |
| Price          | \$624,900   |
| Sold Price     | \$615,000   |
| Bedrooms       | 4           |
| Bathrooms      | 2.00        |
| Full Baths     | 2           |
| Square Footage | 1,075       |
| Acres          | 0.11        |
| Year Built     | 1959        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | Bungalow    |
| Status         | Sold        |

## Community Information

|             |                      |
|-------------|----------------------|
| Address     | 123 Fredson Drive Se |
| Subdivision | Fairview             |
| City        | Calgary              |
| County      | Calgary              |
| Province    | Alberta              |
| Postal Code | T2H 1E2              |

## Amenities

|                |                                                          |
|----------------|----------------------------------------------------------|
| Parking Spaces | 2                                                        |
| Parking        | Alley Access, Double Garage Detached, Garage Door Opener |

## Interior

|                   |                                                                                                                              |
|-------------------|------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | Kitchen Island, Open Floorplan, See Remarks, Separate Entrance, Storage, Vinyl Windows, Wet Bar                              |
| Appliances        | Bar Fridge, Dishwasher, Dryer, Electric Stove, Garage Control(s), Microwave Hood Fan, Refrigerator, Washer, Window Coverings |
| Heating           | Forced Air, Natural Gas                                                                                                      |
| Cooling           | None                                                                                                                         |
| Fireplace         | Yes                                                                                                                          |
| # of Fireplaces   | 1                                                                                                                            |
| Fireplaces        | Living Room, Wood Burning                                                                                                    |

|              |                |
|--------------|----------------|
| Has Basement | Yes            |
| Basement     | Finished, Full |

## Exterior

|                   |                                                                                                            |
|-------------------|------------------------------------------------------------------------------------------------------------|
| Exterior Features | Other                                                                                                      |
| Lot Description   | Back Lane, Back Yard, City Lot, Front Yard, Lawn, Low Maintenance Landscape, Interior Lot, Rectangular Lot |
| Roof              | Asphalt Shingle                                                                                            |
| Construction      | Vinyl Siding, Wood Frame                                                                                   |
| Foundation        | Poured Concrete                                                                                            |

## Additional Information

|                |                     |
|----------------|---------------------|
| Date Listed    | October 17th, 2023  |
| Date Sold      | November 15th, 2023 |
| Days on Market | 29                  |
| Zoning         | R-C1                |
| HOA Fees       | 0.00                |

## Listing Details

|                |            |
|----------------|------------|
| Listing Office | CIR REALTY |
|----------------|------------|

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