

\$669,000 - 43 Fairview Drive Se, Calgary

MLS® #A2112573

\$669,000

5 Bedroom, 3.00 Bathroom, 1,518 sqft

Residential on 0.14 Acres

Fairview, Calgary, Alberta

Congratulations, your search is over! Having both the charm, friendliness, space & trees of an established community and the amenities & location of inner city living makes this the perfect home. With over 1500 square feet, the Main Floor offers large, open spaces perfect for entertaining, a Master (with it's full Dressing Room) that feels like a "Cabin Retreat", two more generously sized Bedrooms, a big dedicated Mudroom, and an expansive Kitchen at the hub of it all! Enjoy your morning coffee or evening cocktail in the character filled Nook while taking in the incredible view of downtown. The downstairs can be accessed by a separate sideyard entry and has a Kitchen with eating area, massive Family Room, two big Bedrooms (with code abiding windows) and a full 3 piece Bath making it perfect for bigger or multi-generational Families, hosting long-term Guests, or as a revenue generator. The 50' x 120' lot feels even bigger & more open thanks to there not being a house directly in front of this home and by having a lowered garage & being on a park in the back. The community comes together in the local parks, playgrounds, skating rinks, walking & biking paths, a pump track, schools, stores & restaurants. Downtown, the Zoo, Chinook Mall, Glenmore Reservoir, Heritage Park, and the "Barley Belt" are all a short bike ride away. You've been waiting for a house to call home. This is it! Make it yours before someone else does!



Built in 1959

Essential Information

MLS® #	A2112573
Price	\$669,000
Sold Price	\$703,000
Bedrooms	5
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,518
Acres	0.14
Year Built	1959
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Sold

Community Information

Address	43 Fairview Drive Se
Subdivision	Fairview
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2H 1B4

Amenities

Parking Spaces	1
Parking	Alley Access, Garage Door Opener, Garage Faces Rear, Oversized, Single Garage Detached

Interior

Interior Features	Beamed Ceilings, Breakfast Bar, Natural Woodwork, No Smoking Home, Open Floorplan, Recessed Lighting, Separate Entrance, Skylight(s)
Appliances	Dishwasher, Dryer, Electric Stove, Garage Control(s), Range Hood, Refrigerator, Washer, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	None
Fireplace	Yes

# of Fireplaces	1
Fireplaces	Basement, Electric
Has Basement	Yes
Basement	Finished, Full, Suite

Exterior

Exterior Features	Private Yard, Rain Gutters
Lot Description	Back Lane, Back Yard, Backs on to Park/Green Space, Front Yard, Lawn, No Neighbours Behind, Landscaped, Street Lighting, Views
Roof	Asphalt Shingle
Construction	Aluminum Siding, Stucco
Foundation	Poured Concrete

Additional Information

Date Listed	March 8th, 2024
Date Sold	March 11th, 2024
Days on Market	3
Zoning	R-C1
HOA Fees	0.00

Listing Details

Listing Office	CIR Realty
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