

\$564,900 - 7204 Fleetwood Drive Se, Calgary

MLS® #A2121517

\$564,900

4 Bedroom, 2.00 Bathroom, 1,080 sqft

Residential on 0.12 Acres

Fairview, Calgary, Alberta

Looking for a home for your family thatâ€™s located on one of the best streets on a HUGE CORNER LOT in Fairview? Often when you buy a re-sale home, you might be wondering, does this house have â€œgood bonesâ€•? Welcome to this well-cared for home that is a MOVE IN READY blank canvas for you to write your next chapter of your life! You wonâ€™t have to worry about several maintenance items soon with recent updates: fresh interior paint (2024), LUXURY VINYL PLANK flooring on the main (2024), HIGH EFFICIENCY FURNACE, roof (2016), and all VINYL DOUBLE PANE WINDOWS just to name a few. Privacy and comfort are at the centre of this home: from the MATURE TREES, backing onto a GREEN BELT and OFF-LEASH DOG PARK, to the SUNNY SOUTH and WEST exposure in your fully fenced massive yard, ideal for pets or kids to play in! If you love the great outdoors, there is RV PARKING with double gate already built into the fence. With the SEPARATE ENTRANCE and with city approval, a basement suite can be added for investors or for those seeking a mortgage helper alike. The location has so much to offer in convenience: Groceries (T&T, Costco, Superstore 7 mins) and K-12 schools (3-5 mins). You and your family can keep an ACTIVE LIFESTYLE at the gym (6 mins), several parks nearby including beautiful CARBURN PARK near the river (9 mins) or spend a day with family at Acadia Recreation Complex (5 mins) for a fun filled



afternoon of skating, curling, pickleball, squash and more! Shopping, Restaurants, and Entertainment, or a weekend afternoon at CALGARY FARMERSâ€™ MARKET (5 mins) and CHINOOK CENTRE (5 mins) and a quick commute to downtown is only 12 mins. Donâ€™t miss this one, come see it today!

Built in 1961

Essential Information

MLS® #	A2121517
Price	\$564,900
Sold Price	\$585,000
Bedrooms	4
Bathrooms	2.00
Full Baths	2
Square Footage	1,080
Acres	0.12
Year Built	1961
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Sold

Community Information

Address	7204 Fleetwood Drive Se
Subdivision	Fairview
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2H 0X1

Amenities

Parking	Off Street, On Street, RV Access/Parking, See Remarks
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Interior

Interior Features	Laminate Counters, No Animal Home, No Smoking Home, Pantry, Separate Entrance, Track Lighting, Vinyl Windows
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Appliances	Dryer, Electric Stove, Range Hood, Refrigerator, Washer
Heating	High Efficiency, Forced Air, Natural Gas
Cooling	None
Has Basement	Yes
Basement	Separate/Exterior Entry, Finished, Full

Exterior

Exterior Features	Private Yard
Lot Description	Back Lane, Back Yard, Backs on to Park/Green Space, Corner Lot, Few Trees, Front Yard, Lawn, Greenbelt, No Neighbours Behind, Reverse Pie Shaped Lot, Level, Street Lighting
Roof	Asphalt Shingle
Construction	Stucco, Wood Siding
Foundation	Poured Concrete

Additional Information

Date Listed	April 10th, 2024
Date Sold	April 13th, 2024
Days on Market	3
Zoning	R-C1
HOA Fees	0.00

Listing Details

Listing Office	Real Broker
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