

\$639,999 - 7512 Fleetwood Drive Se, Calgary

MLS® #A2124343

\$639,999

3 Bedroom, 2.00 Bathroom, 1,013 sqft
Residential on 0.16 Acres

Fairview, Calgary, Alberta

Welcome home to a fantastic bungalow backing onto an off-leash green space on a 7100+ square foot lot with an oversized heated triple garage in the desirable community of Fairview. Upon entrance to the home you are welcomed with an open floor plan, updated laminate flooring, spacious living room, formal dining room with Walk in pantry/storage (could be converted to main floor stacked laundry) and an updated kitchen. The kitchen boasts a functional layout with ample storage, an eat up island, updated countertops, ceramic tiled floor, tiled backsplash, updated cabinetry, stainless steel appliances and a bay window over the sink overlooking the stunning private backyard. Down the hall you will find a linen closet, updated 4 Piece bathroom, 2 generous bedrooms and the primary bedroom with a large closet and 2 Piece Ensuite bathroom. Off the kitchen you have a separate entrance with access to the backyard or down to the unfinished basement with a large laundry/mechanical room and a wide open space ready for development. The basement features additional living space featuring a rough-in bathroom, wood burning fireplace with gas ignitor and framed walls with rockwool insulation. In the large private backyard enjoy your stunning expansive back deck, gardens, mature landscape with hot tub & pergola. The fully fenced backyard also houses a storage shed, large boat/RV Parking stall and access to your triple heated garage. The home offers countless upgrades including: All windows



replaced aside from the main living room window (2016), kitchen renovated (2022), New stove (2022), New dishwasher (2022), New fencing aside from one side, triple heated garage (2020), updated 100 Amp Panel in the garage & in the house, Wood burning fireplace inspected (2021), New hot water tank (2022), basement floor raised, overhead power lines moved underground (2020), plumbing redone, roof fibre-glass shingles (2019). This home is walking distance to Fairview School (4-9), Le Roi Daniels School (K-3 Traditional Learning for above average learners), Fairview Community Centre, Parks, playgrounds and a convenient strip mall with a neighbourhood pub/restaurant. Enjoy inner city living with short commutes in any direction with Heritage Drive, Macleod Trail and Blackfoot Trail in close proximity. Pride of ownership is at the forefront of this beautiful home.

Built in 1960

Essential Information

MLS® #	A2124343
Price	\$639,999
Sold Price	\$700,000
Bedrooms	3
Bathrooms	2.00
Full Baths	1
Half Baths	1
Square Footage	1,013
Acres	0.16
Year Built	1960
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Sold

Community Information

Address	7512 Fleetwood Drive Se
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Subdivision	Fairview
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2H 0X1

Amenities

Parking Spaces	6
Parking	Driveway, Garage Faces Rear, Heated Garage, Off Street, On Street, Oversized, Parking Pad, RV Access/Parking, Triple Garage Detached

Interior

Interior Features	Bathroom Rough-in, Ceiling Fan(s), Open Floorplan, Pantry, Recessed Lighting, Separate Entrance, Vinyl Windows
Appliances	Dishwasher, Dryer, Electric Range, Garage Control(s), Range Hood, Refrigerator, Washer, Window Coverings
Heating	Forced Air
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Basement, Gas Starter, Wood Burning
Has Basement	Yes
Basement	Full, Partially Finished

Exterior

Exterior Features	Garden, Private Yard
Lot Description	Back Lane, Back Yard, Backs on to Park/Green Space, Front Yard, Lawn, Garden, Interior Lot, No Neighbours Behind, Landscaped, Level, Private
Roof	Asphalt Shingle
Construction	Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	April 19th, 2024
Date Sold	April 24th, 2024
Days on Market	5
Zoning	R-C1
HOA Fees	0.00

Listing Details

Listing Office RE/MAX First

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