

\$699,900 - 84 Frobisher Boulevard Se, Calgary

MLS® #A2139539

\$699,900

4 Bedroom, 2.00 Bathroom, 1,082 sqft

Residential on 0.15 Acres

Fairview, Calgary, Alberta

Fairview BUNGALOW is MOVE IN READY!
Welcoming deck on front of home - allows you to enjoy the SOUTH sunshine. Kitchen upgraded when home purchased. Stainless steel appliances. Bay window added - natural light floods the front room! 3 beds up, 1 full bath and a fully developed basement (door to basement perfectly located to offer separate living arrangements in future) with another bedroom and full bathroom - that is big enough to have its own dressing area! SO MUCH STORAGE! New windows 2013. New Furnace 2024. Roof Shingles done in 2013. HWT 2013. Gorgeous deck on the back of the home. Detached HEATED DOUBLE garage with POWER - perfect for the car enthusiast. Man cave/storage at the front! Concrete pad beside - store your RV or extra vehicles here! HUGE yard that enjoys SO Much sun throughout the day - offers room to enjoy, play, garden or even build an additional garage! Living in FAIRVIEW - means you are close to EVERYTHING! So many shops, restaurants, fast food and amenities within MINUTES! EASY access to transit (LRT and bus) plus major roadways. Fairview school is a Kindergarten - Grade 9. Kids can walk in under 10 mins! Lord Beaverbrook High School also a short walk/drive. Hedge along West side offers privacy. Quiet road in front. Loads of street parking as well! Did I mention Costco is ONLY 5 MINUTES away! Do you work downtown? It's a short 15 minute drive! Under 30 minutes to the airport as well. Parks,



Playgrounds, Baseball Diamonds....this community offers so much! Off leash areas for your dogs close by. Love the outdoors? Glenmore Reservoir is 7 mins West or head East to the Bow River in minutes...walking, running, bike riding, paddle boarding in Carburn Park, fishing or just enjoying lunch! This one will NOT last - call today to view or book showing with your favorite realtor. Ideal for builders and investors, this corner lot (sides and backs onto alley) boasts immense POTENTIAL with Blanket rezoning in the area, allowing for versatile development options. Situated in the highly sought-after neighborhood of FAIRVIEW.

Built in 1959

Essential Information

MLS® #	A2139539
Price	\$699,900
Sold Price	\$670,000
Bedrooms	4
Bathrooms	2.00
Full Baths	2
Square Footage	1,082
Acres	0.15
Year Built	1959
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Sold

Community Information

Address	84 Frobisher Boulevard Se
Subdivision	Fairview
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2H 1G6

Amenities

Parking Spaces	3
Parking	Double Garage Detached, Heated Garage, On Street, Parking Pad

Interior

Interior Features	Ceiling Fan(s), Recessed Lighting, See Remarks, Storage
Appliances	Dishwasher, Dryer, Electric Stove, Freezer, Garage Control(s), Refrigerator, Washer, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Basement, Wood Burning
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	Private Yard
Lot Description	Back Lane, Back Yard, Rectangular Lot
Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	June 8th, 2024
Date Sold	June 21st, 2024
Days on Market	13
Zoning	R-C1
HOA Fees	0.00

Listing Details

Listing Office	Royal LePage Benchmark
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