

\$540,000 - 13 Fraser Road Se, Calgary

MLS® #A2212382

\$540,000

4 Bedroom, 2.00 Bathroom, 1,128 sqft

Residential on 0.13 Acres

Fairview, Calgary, Alberta

Don't miss out on this GREAT investment = POTENTIAL! Renovated homes in Fairview - with garages selling for average of \$640.64/sq ft in last 30 days! This is your chance to add YOUR OWN VALUE to DETACHED FOUR bedroom/TWO bath split level property w/amazing WEST backyard!! Great chance for first time home buyers to put in sweat equity & make this home their own - OR a perfect fix & flip - OR take advantage of 55 x 100 ft lot & add future garage. QUIET street (not backing onto commercial development or busy rd!) House site on slightly higher elevation ensuring that light FLOODS thru from East-West. The backyard is ready for your imagination...Living in FAIRVIEW - means you are close to EVERYTHING! So many shops, restaurants, fast food & amenities within MINUTES! EASY access to transit (LRT & bus) plus major roadways. Fairview School is a K - 9. The Traditional Learning Centre is an alternative program committed to providing excellent academic program/character education to average & above average students. The program at Le Roi Daniels for Grades K to 3. Your kids can walk to BOTH schools in 5 mins! Lord Beaverbrook High School = short walk/drive to Acadia. Foundations for the Future South High School right down the street. Live here & your kids can go to school in the area from K-12! SO many annual Community events! Fairview Community Centre/Fairview Park, baseball diamonds, soccer, fields, playgrounds, outdoor



skating rinks - around the corner! Fairview Pump Track is a destination for both serious & casual riders. Give the track a ride on bike, skateboard or scooter & enjoy the friendly vibes/great views! PLUS new Sparking Lot = gathering space for family fun & games. Acadia Rec Centre & Aquatic/Fitness centre mins away. Did I mention Costco is ONLY 5 MINS away! Downtown = 15 min drive! Under 30 mins to the airport. Walk to Farmers market. 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 can become your dream home - situated in the highly sought-after neighborhood of FAIRVIEW - with mature tree lined streets - and a SMALL-TOWN atmosphere. PRICED TO SELL. This one will NOT last - call today to view - or book a showing with your favorite realtor.

Built in 1959

Essential Information

| | |
|----------------|---------------|
| MLS® # | A2212382 |
| Price | \$540,000 |
| Bedrooms | 4 |
| Bathrooms | 2.00 |
| Full Baths | 2 |
| Square Footage | 1,128 |
| Acres | 0.13 |
| Year Built | 1959 |
| Type | Residential |
| Sub-Type | Detached |
| Style | 3 Level Split |
| Status | Active |

Community Information

| | |
|---------|-------------------|
| Address | 13 Fraser Road Se |
|---------|-------------------|

| | |
|-------------|----------|
| Subdivision | Fairview |
| City | Calgary |
| County | Calgary |
| Province | Alberta |
| Postal Code | T2H 1E4 |

Amenities

| | |
|---------|------------|
| Parking | Off Street |
|---------|------------|

Interior

| | |
|-------------------|--|
| Interior Features | No Animal Home, No Smoking Home, See Remarks, Storage, Laminate Counters |
| Appliances | Built-In Oven, Dishwasher, Dryer, Electric Cooktop, Refrigerator, Washer, Window Coverings |
| Heating | Forced Air, Natural Gas |
| Cooling | None |
| Has Basement | Yes |
| Basement | Finished, Full, Crawl Space |

Exterior

| | |
|-------------------|---|
| Exterior Features | Other, Private Yard |
| Lot Description | Back Lane, Back Yard, Rectangular Lot, Gentle Sloping |
| Roof | Asphalt Shingle |
| Construction | Stucco, Wood Siding |
| Foundation | Poured Concrete |

Additional Information

| | |
|----------------|------------------|
| Date Listed | April 16th, 2025 |
| Days on Market | 17 |
| Zoning | R-CG |

Listing Details

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|----------------|------------------------|
| Listing Office | Royal LePage Benchmark |
|----------------|------------------------|

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