



GRASSROOTS
REALTY GROUP

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7 Fielding Drive SE
Calgary, Alberta

MLS # A2225308



\$645,000

Division:	Fairview		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,072 sq.ft.	Age:	1959 (66 yrs old)
Beds:	3	Baths:	2
Garage:	Off Street, Parking Pad		
Lot Size:	0.13 Acre		
Lot Feat:	Back Lane, Back Yard		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Laminate, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Stucco, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Ceiling Fan(s), Laminate Counters		

Inclusions: N/A

Welcome to this well-maintained home in the sought-after community of Fairview. Ideally located just minutes from Heritage C-Train Station, Heritage Hill Shopping Centre, London Drugs Plaza, and several schools and amenities, this home offers both convenience and comfort. Inside, you'll find recently updated flooring on the main level, and a cozy wood-burning fireplace in the living room.. The spacious kitchen provides plenty of cupboard and counter space, and the upper level features three generously sized bedrooms, and bathroom. The fully finished basement adds even more living space with a large additional bedroom, a walk-in closet, and a second bathroom — ideal for guests, extended family, or a private office setup. Situated on a 58-foot wide lot, the backyard offers tons of outdoor space and potential. A covered rear entry, high-efficiency furnace, newer hot water tank, and asphalt shingle roof add to the home's value and peace of mind. Don't miss this opportunity to own in one of Calgary's most connected and family-friendly neighborhoods.