



GRASSROOTS
REALTY GROUP

1-833-477-6687
aloha@grassrootsrealty.ca

44 Fraser Road SE
Calgary, Alberta

MLS # A2236851



\$569,900

Division:	Fairview		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,375 sq.ft.	Age:	1959 (66 yrs old)
Beds:	4	Baths:	2
Garage:	Carport, Double Garage Detached, Parking Pad		
Lot Size:	0.11 Acre		
Lot Feat:	Rectangular Lot		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	See Remarks		

Inclusions: Wall Oven, Storage Shed

What a fantastic opportunity this original owner home affords the next fortunate owner! Located on a quiet family-friendly street with amazing walk to access to schools, shopping, transit & minutes from City Centre! The built by Keith Construction & the owner was a carpenter himself so this home is solid, has had numerous upgrades, additions & maintenance over its lifetime. Some of the updates include: Exterior stucco redone, exterior painted in 2023. New shingles in 2019. Sewer line replaced & a backup preventer valve added. New furnace & water tank in 2014. New 100 Amp electrical panel in 2010. New water meter in 2024. Some new windows. Gas fireplace insert in family room in 2011. Kitchen remodeled adding loads of bleached oak cabinets, wall oven, built-in pantry & skylight. A large addition was completed in 1990 adding a main floor family room, basement multi-purpose room with access from the front door foyer. Perfect for a home office! The original 3 bedrooms were merged to create 2 large main floor bedrooms. Main floor bathroom features a deep jetted tub! The basement is fully developed, offering 2 more bedrooms, a large rec-room, cold storage, full bath & loads of storage. The double oversized garage makes for the perfect workspace as it is heated, offers loads of storage, separate electrical panel, skylight for added lighting & a ventilation fan. The gardener will appreciate the large greenhouse or use it for additional storage or a playhouse! Move in and enjoy as-is or renovate it to your own personal taste.