51 Ferncliff Crescent SE
Calgary, Alberta

MLS # A2254568

$559,900

Division:	Fairview		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,071 sq.ft.	**Age:**	1959 (66 yrs old)
Beds:	4	**Baths:**	2
Garage:	Single Garage Detached		
Lot Size:	0.11 Acre		
Lot Feat:	Back Lane, Back Yard, Few Trees, Front Yard, Fruit Trees/Shrub(s), Landsca		

Heating:	Forced Air, Natural Gas	**Water:**	-
Floors:	Carpet, Hardwood, Linoleum	**Sewer:**	-
Roof:	Asphalt	**Condo Fee:**	-
Basement:	Finished, Full	**LLD:**	-
Exterior:	Brick, Metal Siding , Wood Frame	**Zoning:**	R-CG
Foundation:	Poured Concrete	**Utilities:**	-
Features:	Ceiling Fan(s), Vinyl Windows		

Inclusions: none

Investor Alert – R-CG Zoning in Fairview! Opportunity knocks for renovators, builders, and savvy investors in this highly sought-after community. This 4-bedroom, 2-bath home features beautiful hardwood floors, Maple kitchen cabinets, fresh paint, and sits on a large lot with both front and back yards. The oversized single garage (16’ x 24’) has new shingles, and the property is ideally positioned on a quiet street with a sunny, south-facing backyard. With valuable R-CG zoning, the options are wide open—renovate and add value, build new, or explore multi-unit redevelopment opportunities. The location couldn’t be better: walk to Fairview School (K–9) and Le Roi Daniels (K–3) in minutes, with Lord Beaverbrook High School and Foundations for the Future High School nearby. Parks, playgrounds, the Fairview Community Centre, outdoor rinks, sports fields, and the popular Pump Track are all close at hand, making this an attractive spot for both families and future tenants. Everyday conveniences are minutes away, including Costco, shopping, restaurants, Acadia Rec Centre, and Aquatic/Fitness Centre. Commuting is a breeze with quick access to transit (LRT & bus), major roadways, downtown (15 minutes), and the airport (under 30 minutes). An incredible opportunity to renovate, invest, or redevelop with R-CG flexibility in one of Calgary’s most well-connected and family-friendly communities!