



GRASSROOTS
REALTY GROUP

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100 Fairview Drive SE
Calgary, Alberta

MLS # A2265151



\$559,000

Division:	Fairview		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,044 sq.ft.	Age:	1959 (66 yrs old)
Beds:	5	Baths:	2
Garage:	Alley Access, Double Garage Detached, Garage Faces Rear, Gravel Driveway		
Lot Size:	0.13 Acre		
Lot Feat:	Back Lane, Back Yard, Landscaped, Lawn, Rectangular Lot		

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

Inclusions: none

Welcome to the heart of Fairview, a friendly, well-established neighborhood known for its mature trees, walkable amenities, and central location. This 1959-built bungalow offers lots of opportunity—whether you’re looking for a starter home, an investment property, or a renovation or redevelopment project (with city approval), this one is full of promise. Situated on a 55’x100’ lot, this 1044 sq ft home features 3 bedrooms, a 4-piece bathroom, and a bright main floor with an inviting kitchen, dining, and living room area. You’ll find original 1960’s features including hardwood floors, paired with practical upgrades such as newer windows (upper level), updated kitchen appliances (refrigerator, stove/oven, dishwasher, microwave, hood fan), a high-efficiency furnace, and a newer hot water tank. The third bedroom/den with fireplace provides a warm retreat and opens onto a covered deck—perfect for morning coffee or quiet evenings overlooking the mature trees and wildflower garden. The lower level includes a large recreation/games room, laundry/utility area, and two additional rooms (non egress), offering great flexibility for hobbies, storage, or guest space. An oversized double garage adds excellent parking and workshop potential. Enjoy the best of convenience and community—walk to the local bicycle park, off-leash dog area, playgrounds, and public transit along Heritage Drive, Fairmount Drive, and the Heritage LRT Station. Nearby shopping includes Heritage Plaza, Heritage Hill, and numerous services, shops, and restaurants along Macleod Trail, with Co-op and Save-On Foods both close by. A short drive brings you to Chinook Centre and Southcentre Mall, with quick access to Heritage Drive, Glenmore Trail, Macleod Trail, and Deerfoot Trail for easy commuting. Downtown is just 10–15 minutes away. This is a rare

opportunity to own a piece of Fairview charm with endless potential—come explore the possibilities today!