



GRASSROOTS
REALTY GROUP

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107 Fawn Crescent SE
Calgary, Alberta

MLS # A2276301



\$699,900

Division:	Fairview		
Type:	Residential/House		
Style:	4 Level Split		
Size:	1,321 sq.ft.	Age:	1959 (67 yrs old)
Beds:	4	Baths:	2
Garage:	Double Garage Detached, Heated Garage, Parking Pad, RV Access/Parking		
Lot Size:	0.20 Acre		
Lot Feat:	Back Lane, Front Yard, Interior Lot, Low Maintenance Landscape, Pie Shaped		

Heating:	Fireplace Insert, Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	French Door, Granite Counters, Skylight(s)		

Inclusions: play structure, hot tub and vacuum system and attachments all "as is"

Exceptional location for this mid-century home, perched high above Foster Park on an enormous 1/5-acre pie-shaped lot. This character-rich 4-bedroom, 2-bath, four-level split offers over 2,100 sq. ft. of developed living space. The reimagined kitchen—complete with skylight and granite countertops—has been thoughtfully redesigned as the central hub of the home. Adjacent are a generous foyer, full dining room, and charming front living room featuring French doors, original hardwood floors, and mountain views over the park. A rear family room addition sympathetically extends the original 1950s floor plan and includes a mantled gas fireplace and access to an enclosed, heated hot tub room (hot tub as-is; not included in square footage). Step out to the rear deck and enjoy the truly enormous pie-shaped backyard (815 m²; or about a double lot!). Upstairs offers three bedrooms and a renovated 4-piece main bath. The lower level features a fourth bedroom, additional 4-piece bath, large laundry room, and mudroom with walk-out access. The basement level includes a cozy media room with fireplace and lots of flexible space including a bonus room under the addition. A double garage, 2 large sheds, play structure and an RV pad complete your own "private playground". Recent improvements include new furnace, roof, sewer line and siding. A rare opportunity to own a "small acreage" in the inner city, close to all the best inner-city amenities. Enjoy easy walking and biking access to the Calgary Farmers' Market, brew-pubs, restaurants, excellent schools, and coffee shops, with downtown just a 15-minute drive. Chinook Station, Chinook Centre, and Costco are even closer!

Open House: Saturday & Sunday, 2:00–4:30 PM.

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