



**7424 Fleetwood Drive SE  
Calgary, Alberta**

**MLS # A2290918**



**\$611,900**

<b>Division:</b>	Fairview		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bungalow		
<b>Size:</b>	1,042 sq.ft.	<b>Age:</b>	1959 (67 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	1 full / 1 half
<b>Garage:</b>	Additional Parking, Alley Access, Driveway, Garage Door Opener, Garage Fa		
<b>Lot Size:</b>	0.14 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, Backs on to Park/Green Space, Front Yard, Landscap		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Hardwood	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding, Wood Frame	<b>Zoning:</b>	R-CG
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Breakfast Bar, Ceiling Fan(s), Granite Counters, Open Floorplan, Separate Entrance, Storage		

**Inclusions:** Fridge, stove, microwave, dishwasher, washer & dryer, garage opener & 2 remotes, air conditioner, garden shed, shelving in basement, 2 remotes for ceiling fans, 1 remote for fireplace

Welcome to this beautifully renovated bungalow nestled in the heart of Fairview, a mature, tree-lined community known for its welcoming feel and unbeatable convenience. Offering immediate possession, this move-in-ready home blends timeless charm with thoughtful modern updates throughout. Freshly painted throughout in 2025 and featuring new carpet in the fully developed basement (2025), the home is bright, refreshed, and ready for its next chapter. Hardwood floors grace the main level, where a large front window (new in 2024) fills the inviting living room with natural light and overlooks the landscaped front yard. The kitchen has been tastefully updated with newly painted cabinetry (2026), stylish new hardware, granite countertops, stainless steel appliances, a brand-new fridge (never used), breakfast bar seating, new lighting, and even a water line behind the fridge for a future ice and water connection. The main floor offers 3 comfortable bedrooms and a full bathroom complete with a tiled tub & shower combo. Downstairs, the spacious lower level creates the perfect retreat with a large rec room with plush new carpet (2025), a new gas fireplace (2022), a 4th bedroom with an egress window, a convenient half bathroom (seller can add shower for additional cost), laundry area with storage, generous storage room with shelving, water softener, and a dedicated workbench space for projects and storage. Comfort continues with air conditioning added in 2021 and rough-in for central vacuum. Outside, the fully fenced backyard is designed for both relaxation and enjoyment, featuring mature lilac bushes, a large deck ideal for summer evenings, garden beds, back alley access, and the rare bonus of an off-leash dog park directly behind. Parking for 4 is effortless with a detached single garage boasting a new smart overhead door (2021), new shingles (2021), and a

gas line already run for a future heater, plus 1 driveway stall and 2 additional spaces beside the garage. The house roof was comprehensively redone in 2021 with new shingles, eaves, soffits, and downspouts, and the front windows were replaced in 2024. All new attic insulation in 2021. Ideally situated near Fairview School and Lord Beaverbrook High School, close to parks, shopping, transit, and with quick access to Glenmore Trail and Macleod Trail, this lovingly maintained home offers the perfect blend of comfort, functionality, and location in one of Calgary's most established neighbourhoods.