

# \$540,000 - 13 Fraser Road Se, Calgary

MLS® #A2212382

**\$540,000**

4 Bedroom, 2.00 Bathroom, 1,128 sqft

Residential on 0.13 Acres

Fairview, Calgary, Alberta

Don't miss out on this GREAT investment = POTENTIAL! Renovated homes in Fairview - with garages selling for average of \$640.64/sq ft in last 30 days! This is your chance to add YOUR OWN VALUE to DETACHED FOUR bedroom/TWO bath split level property w/amazing WEST backyard!! Great chance for first time home buyers to put in sweat equity & make this home their own - OR a perfect fix & flip - OR take advantage of 55 x 100 ft lot & add future garage. QUIET street (not backing onto commercial development or busy rd!) House site on slightly higher elevation ensuring that light FLOODS thru from East-West. The backyard is ready for your imagination...Living in FAIRVIEW - means you are close to EVERYTHING! So many shops, restaurants, fast food & amenities within MINUTES! EASY access to transit (LRT & bus) plus major roadways. Fairview School is a K - 9. The Traditional Learning Centre is an alternative program committed to providing excellent academic program/character education to average & above average students. The program at Le Roi Daniels for Grades K to 3. Your kids can walk to BOTH schools in 5 mins! Lord Beaverbrook High School = short walk/drive to Acadia. Foundations for the Future South High School right down the street. Live here & your kids can go to school in the area from K-12! SO many annual Community events! Fairview Community Centre/Fairview Park, baseball diamonds, soccer, fields, playgrounds, outdoor



skating rinks - around the corner! Fairview Pump Track is a destination for both serious & casual riders. Give the track a ride on bike, skateboard or scooter & enjoy the friendly vibes/great views! PLUS new Sparking Lot = gathering space for family fun & games. Acadia Rec Centre & Aquatic/Fitness centre mins away. Did I mention Costco is ONLY 5 MINS away! Downtown = 15 min drive! Under 30 mins to the airport. Walk to Farmers market. Off leash areas for your dogs close by. Love the outdoors? Glenmore Reservoir is 7 mins West or head East to the Bow River in minutes...walking, running, bike riding, paddle boarding in Carburn Park, fishing or just enjoying lunch! This can become your dream home - situated in the highly sought-after neighborhood of FAIRVIEW - with mature tree lined streets - and a SMALL-TOWN atmosphere. PRICED TO SELL. This one will NOT last - call today to view - or book a showing with your favorite realtor.

Built in 1959

### **Essential Information**

MLS® #	A2212382
Price	\$540,000
Bedrooms	4
Bathrooms	2.00
Full Baths	2
Square Footage	1,128
Acres	0.13
Year Built	1959
Type	Residential
Sub-Type	Detached
Style	3 Level Split
Status	Active

### **Community Information**

Address	13 Fraser Road Se
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Subdivision	Fairview
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2H 1E4

### **Amenities**

Parking	Off Street
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### **Interior**

Interior Features	No Animal Home, No Smoking Home, See Remarks, Storage, Laminate Counters
Appliances	Built-In Oven, Dishwasher, Dryer, Electric Cooktop, Refrigerator, Washer, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	None
Has Basement	Yes
Basement	Finished, Full, Crawl Space

### **Exterior**

Exterior Features	Other, Private Yard
Lot Description	Back Lane, Back Yard, Rectangular Lot, Gentle Sloping
Roof	Asphalt Shingle
Construction	Stucco, Wood Siding
Foundation	Poured Concrete

### **Additional Information**

Date Listed	April 16th, 2025
Days on Market	20
Zoning	R-CG

### **Listing Details**

Listing Office	Royal LePage Benchmark
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