

# **\$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 |
|---------|-------------------|

|             |          |
|-------------|----------|
| Subdivision | Fairview |
| City        | Calgary  |
| County      | Calgary  |
| Province    | Alberta  |
| Postal Code | T2H 1E4  |

### Amenities

|         |            |
|---------|------------|
| Parking | Off Street |
|---------|------------|

### 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 | 16               |
| Zoning         | R-CG             |

### Listing Details

|                |                        |
|----------------|------------------------|
| Listing Office | Royal LePage Benchmark |
|----------------|------------------------|

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