

\$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 = loads of POTENTIAL! With some TLC, add plenty of VALUE to this DETACHED FOUR bedroom/TWO bath split level property w/amazing WEST backyard!! Great chance for first time home buyers to put in some sweat equity & make this home their own OR a perfect fix & flip Or take advantage of 55 x 100 ft lot & add future garage. Nestled on 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
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Interior

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

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	5
Zoning	R-CG

Listing Details

Listing Office	Royal LePage Benchmark
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