# \$635,000 - 112 Fairview Crescent Se, Calgary

MLS® #A2216633

## \$635,000

3 Bedroom, 2.00 Bathroom, 890 sqft Residential on 0.13 Acres

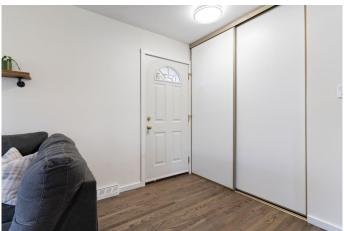
Fairview, Calgary, Alberta

Location! Location! Welcome to 112 Fairview Crescent SE, a well-maintained 3 Bed 2 bath bungalow with a newly developed basement in the highly desirable South-East community of Fairview. This house sits on a huge 55' x 100' (15.77mx30.45m) lot, giving you tons of space all around - they just don't come like this anymore!! The home has received thoughtful upgrades that enhance both comfort and energy efficiency. A new solar system, installed in 2024, allows you to enjoy significant energy savings and reduced utility bills, making it an eco-friendly choice. The roof and vents were replaced in 2019 and comes with a transferable lifetime prorated manufacturer's warranty for added peace of mind. The home also features a Lennox high-efficiency furnace, washer, dryer, laundry sink, all installed in 2022, and a Whirlpool fridge and range both installed in 2020.

This move-in-ready home offers a bright and spacious main floor with oversized windows that flood the living room with natural light. The eat-in kitchen is perfect for family meals, featuring ample cabinetry and a well-sized pantry for added storage. The primary bedroom comfortably fits a king-sized bed, while the second bedroom is bright and perfect for kids, guests, or a home office. A well-maintained bright 4-piece bathroom completes the main floor.

The basement which was professionally developed in 2024 with permits, adds valuable







plank flooring throughout. Here you will find a large recreation room providing an excellent space for entertaining and relaxing as well as a spacious third bedroom, measuring almost 11x12 that offers a comfortable area for guests or a growing family. Also included is an elegant 4 piece bathroom, additional storage, an oversized laundry room with upgraded appliances and a dedicated cold storage room ideal for keeping food and beverages cool, while helping to reduce energy costs. The massive fenced backyard is perfect for kids, pets, or potential future development, such as building a garage or backyard suite (subject to city approval). The front parking pad accommodates two vehicles or an RV, providing plenty of space for parking and recreational needs. This ideal location is just 10 minutes from Chinook Centre, 15 minutes from downtown Calgary and surrounded by top-rated schools, parks, playgrounds, shopping, and public transit. This is an incredible opportunity to own a solid, updated home in a quiet, family-friendly neighbourhood that is sure to keep appreciating in value. Book a showing with your favourite realtor today!

living space and is finished with luxury vinyl

Built in 1959

### **Essential Information**

MLS® # A2216633 Price \$635,000

Bedrooms 3

Bathrooms 2.00

Full Baths 2

Square Footage 890

Acres 0.13

Year Built 1959

Type Residential

Sub-Type Detached

Style Bungalow

Status Active

## **Community Information**

Address 112 Fairview Crescent Se

Subdivision Fairview
City Calgary
County Calgary
Province Alberta
Postal Code T2H 0Z6

## **Amenities**

Parking Spaces 2

Parking Alley Access, Concrete Driveway, Off Street, Parking Pad

Interior

Interior Features Pantry, See Remarks, Storage

Appliances Dishwasher, Electric Range, Electric Water Heater, Microwave Hood

Fan, Refrigerator, Washer/Dryer, Window Coverings

Heating Central, High Efficiency, Natural Gas

Cooling None
Has Basement Yes

Basement Exterior Entry, Finished, Full, Walk-Up To Grade

**Exterior** 

Exterior Features Other, Private Yard, Storage

Lot Description Back Lane, Back Yard, Front Yard, Lawn, Level, Private

Roof Asphalt Shingle

Construction Vinyl Siding

Foundation Poured Concrete

### **Additional Information**

Date Listed May 6th, 2025

Days on Market 5

Zoning R-CG

**Listing Details** 

Listing Office CIR Realty

Data is supplied by Pillar 9â,¢ MLS® System. Pillar 9â,¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â,¢. The trademarks MLS®, Multiple Listing Service® and

the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services
provided by real estate professionals who are members of CREA. Used under license.