

# \$859,900 - 35 Fairview Drive Se, Calgary

MLS® #A2262938

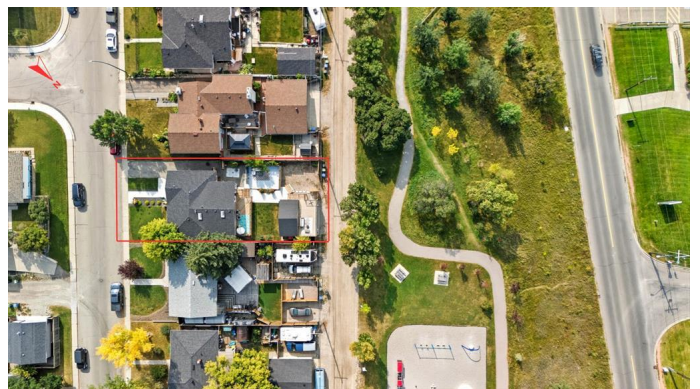
**\$859,900**

5 Bedroom, 3.00 Bathroom, 1,445 sqft

Residential on 0.15 Acres

Fairview, Calgary, Alberta

\*\*\*Open House 1-3PM Saturday Oct. 11 and 12-2PM Sunday October 12th\*\*\* Beautiful Oversized Bungalow Backing onto Green Space with room to park SIX vehicles on the property! 2180 SF of Development with 6 Bedrooms and 3 Full Bathrooms! Fully Renovated with LEGAL Suite and Incredible Outdoor Living... A quick list of the more recent upgrades include: New Kitchen Cabinets including cabinet style Pantry - LVP Flooring - Quartz countertops - Upgraded backsplash - Lighting redone throughout - Custom built-in Fireplace - Full width deck of back of house - Oversized Double Garage with Rooftop Patio - Precast concrete front porch - Glass Railing on front and back decks - New Sod and a million other things! Not to mention direct greenspace/ off leash dog park and pump track access AND unobstructed downtown views! Let's get into the details: This home has been professionally renovated throughout, offering modern finishes, abundant natural light, and East/West-facing sun exposure that fills every room with warmth. The main level features three spacious bedrooms plus a large office that can easily serve as a fourth bedroom. The LEGALLY suited basement provides excellent income potential or the perfect setup for extended family, with its own private patio area for outdoor enjoyment. Step outside to experience one of the home's true highlights: a massive deck overlooking the greenspace, perfect for entertaining or relaxing in the evening sun. Above the oversized



double garage, a rooftop patio offers an additional private retreat with incredible views â€” a rare and impressive bonus feature. Located just minutes from Chinook Mall, IKEA, Costco, the C-Train, and major routes including Deerfoot, Glenmore, Blackfoot, and Macleod Trail, and close to the Stampede Grounds, this is why Fairview is SO up and coming! Come see this Riviera Downtown View today!

Built in 1959

**Essential Information**

|                |             |
|----------------|-------------|
| MLS® #         | A2262938    |
| Price          | \$859,900   |
| Bedrooms       | 5           |
| Bathrooms      | 3.00        |
| Full Baths     | 3           |
| Square Footage | 1,445       |
| Acres          | 0.15        |
| Year Built     | 1959        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | Bungalow    |
| Status         | Active      |

**Community Information**

|             |                      |
|-------------|----------------------|
| Address     | 35 Fairview Drive Se |
| Subdivision | Fairview             |
| City        | Calgary              |
| County      | Calgary              |
| Province    | Alberta              |
| Postal Code | T2H 1B4              |

**Amenities**

|                |                                                                                                                                                               |
|----------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Parking Spaces | 6                                                                                                                                                             |
| Parking        | Alley Access, Double Garage Detached, Driveway, Garage Door Opener, Garage Faces Rear, Guest, Off Street, On Street, Parking Pad, RV Access/Parking, RV Gated |

# of Garages 2

## Interior

Interior Features Breakfast Bar, Closet Organizers, French Door, Granite Counters, High Ceilings, Kitchen Island, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Separate Entrance, Vinyl Windows, Bookcases

Appliances Dishwasher, Gas Stove, Refrigerator, Washer/Dryer

Heating Baseboard, Forced Air, See Remarks, In Floor

Cooling Central Air

Fireplace Yes

# of Fireplaces 1

Fireplaces Electric, Free Standing, Other, See Remarks

Has Basement Yes

Basement Finished, Full, Exterior Entry, Suite

## Exterior

Exterior Features BBQ gas line, Lighting, Private Yard, Courtyard

Lot Description Back Lane, Back Yard, Backs on to Park/Green Space, Front Yard, Landscaped, Lawn, No Neighbours Behind, Private, Rectangular Lot, Treed, Views, Gentle Sloping

Roof Asphalt

Construction Cement Fiber Board, Glass

Foundation Poured Concrete

## Additional Information

Date Listed October 9th, 2025

Zoning R-CG

## Listing Details

Listing Office CIR Realty

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