

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

MLS® #A2262938

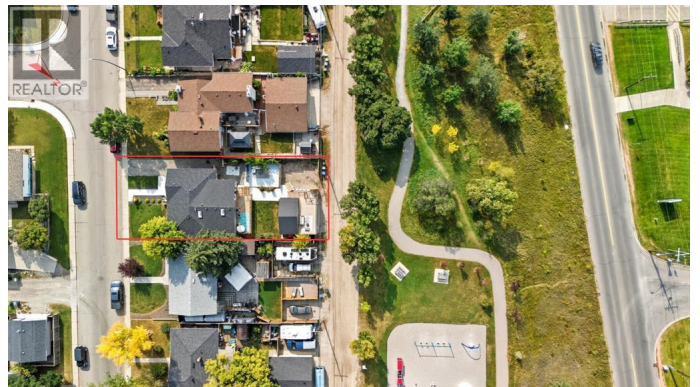
\$859,900

6 Bedroom, 3.00 Bathroom, 1,445 sqft

Single Family 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! (id:6289)

Built in 1959

Essential Information

Listing #	A2262938
Price	\$859,900
Bedrooms	6
Bathrooms	3.00
Square Footage	1,445
Acres	0.15
Year Built	1959
Type	Single Family
Sub-Type	Freehold
Style	Bungalow

Community Information

Address	35 Fairview Drive Se
Subdivision	Fairview
City	Calgary
Province	Alberta
Postal Code	T2H1B4

Amenities

Amenities	Park, Playground, Schools, Shopping
Features	Treed, See remarks, Back lane, PVC window, No neighbours behind, French door, Closet Organizers, No Smoking Home, Gas BBQ Hookup
Parking Spaces	6
Parking	Detached Garage, Other, Parking Pad, RV, Street, Visitor Parking
# of Garages	2
View	View

Interior

Appliances	Refrigerator, Gas stove(s), Dishwasher, Washer & Dryer
Heating	Baseboard heaters, Forced air, See remarks, In Floor Heating
Cooling	Central air conditioning
Fireplace	Yes
# of Fireplaces	1
# of Stories	1
Has Basement	Yes
Basement	Separate entrance, Suite

Exterior

Exterior Features	Landscaped, Lawn
Foundation	Poured Concrete

Listing Details

Listing Office CIR Realty



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Listing information last updated on October 13th, 2025 at 4:46pm CDT