

# \$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	19
Zoning	R-CG

### Listing Details

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

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.