



**151 Fielding Drive SE**  
**Calgary, Alberta**

**MLS # A2294696**



**\$739,900**

<b>Division:</b>	Fairview		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bungalow		
<b>Size:</b>	1,306 sq.ft.	<b>Age:</b>	1960 (66 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	2
<b>Garage:</b>	Double Garage Detached, Garage Faces Rear, Heated Garage, Insulated, Ov		
<b>Lot Size:</b>	0.28 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, Front Yard, Landscaped, Lawn, Treed		

<b>Heating:</b>	Hot Water	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Hardwood	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Metal Siding , Stucco	<b>Zoning:</b>	R-CG
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Ceiling Fan(s), Central Vacuum, Storage		

**Inclusions:** -

OPEN HOUSE SATURDAY, MAY 9th, 2-4 pm. This classic 3-bedroom bungalow is a rare find for those who appreciate the enduring quality and soul of an older home. Situated on an expansive, park-like lot that truly must be seen to be appreciated, this property offers a blend of vintage character and significant potential for restoration or modernization. The main floor welcomes you with a bright, open living and dining area. The kitchen features thoughtful updates that complement the home's history, while the primary bedroom retains its original charm with beautiful, classic hardwood flooring. A functional 3-piece bathroom completes this level. The fully developed lower level offers a considerable family room and a games room that evoke a sense of nostalgia and comfort. This level also includes a laundry area, a full bathroom, and a flexible room that could easily be converted into a legal bedroom with the addition of a larger egress window. For those with hobbies or a need for storage, the outdoor amenities are exceptional. The property features a convenient front driveway and ample rear space for RV parking. The oversized, heated double garage features extra-high ceilings and doors, making it ideal for a workshop or secure storage for large vehicles and projects. Located in a welcoming community with a spirit of quiet, well-maintained streets with unbeatable convenience and quick access to downtown, the LRT, schools, shopping, and parks. Don't miss this unique opportunity to restore or modernize this property into your forever dream home.