



GRASSROOTS
REALTY GROUP

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5 Fraser Road SE
Calgary, Alberta

MLS # A2306588



\$589,900

Division:	Fairview		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,399 sq.ft.	Age:	1959 (67 yrs old)
Beds:	3	Baths:	2
Garage:	None		
Lot Size:	0.15 Acre		
Lot Feat:	Few Trees		

Heating: Forced Air, Natural Gas

Floors: Carpet, Linoleum

Roof: Asphalt Shingle

Basement: Full

Exterior: Composite Siding, Wood Frame

Foundation: Poured Concrete

Features: See Remarks

Water: -

Sewer: -

Condo Fee: -

LLD: -

Zoning: R-CG

Utilities: -

Inclusions: Window coverings, Shed

MASSIVE 1,380 SQ FT FOOTPRINT & ROOM TO BUILD YOUR DREAM GARAGE IN FAIRVIEW! Rare opportunity to own a rock-solid mid-century bungalow boasting 300+ sq ft more main floor space than a standard 1950s layout. Nestled on an extra-large 6,663 sq ft reverse-pie lot on a quiet street, this home features massive front curb appeal and an expansive yard with ample space to easily add a custom double garage or parking pad. Enjoy original hardwood floors, a bright living room with a wood fireplace, and a sun-drenched 231 sq ft year-round sunroom with its own stove/heater. Major updates deliver peace of mind: HWT & laundry (2023), roof (2018), and upgraded main bath. A separate side entrance leads to a fully finished basement with a bedroom, rec room, and plumbing lines—perfect for a secondary suite, subject to the City of Calgary's approval (leverage Calgary's \$10k incentive program!). Steps from top schools, CTrain, Costco, and quick Macleod/Deerfoot access. Incredible value under \$590k!