



**117 Fairview Drive SE
Calgary, Alberta**

MLS # A2323822



\$829,990

Division:	Fairview		
Type:	Residential/House		
Style:	3 Level Split		
Size:	1,091 sq.ft.	Age:	1959 (67 yrs old)
Beds:	3	Baths:	1 full / 1 half
Garage:	Alley Access, Driveway, Garage Door Opener, Single Garage Detached		
Lot Size:	0.42 Acre		
Lot Feat:	Back Yard, Backs on to Park/Green Space, Irregular Lot, Landscaped, Lawn,		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Hardwood, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Partial	LLD:	-
Exterior:	Stucco, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Built-in Features, Ceiling Fan(s), Closet Organizers, Kitchen Island, Laminate Counters		

Inclusions: Refrigerator, Electric Cooktop, built-in microwave oven, Built-in oven, dishwasher, washer, dryer - As Is.

*** OPEN HOUSE Saturday, June 27, 2026 2-4PM *** Rarely do you find a great opportunity like this in Calgary's inner-city. This home sits on a massive footprint of over 1,600 square meters—making it one of the biggest lots in Fairview. The classic 3-level split offers 3 bedrooms, 1.5 bathrooms, and over 1,600 sq. ft. of total living space. While the interior is original and awaits your modern updates, it has been spotlessly maintained. It is the perfect setup for a premium renovation, a straightforward fix-and-flip, or a major redevelopment project subject to city approval. The real value here is the lot and its location. The sprawling backyard looks right onto the back lane with immediate access to Flint Park and the Fairview Pump Track. Backing onto this permanent green space means extra privacy, quiet surroundings, and no rear neighbors. For families or future buyers, the convenience is tough to beat. Kids can walk to top-tier neighborhood schools like Le Roi Daniels, Fairview, and St. Matthew in minutes. You are also just down the road from the local shops on Fairmount Drive, and a quick 5-minute drive to Chinook Centre, Deerfoot Meadows, Costco, and IKEA. Commuting is incredibly easy with fast access to Macleod, Glenmore, and Blackfoot Trail. Whether you want to renovate a solid home with incredible equity potential, buy and hold as a rental, or build a custom dream home on a rare piece of land, this property delivers. Lots this size in Fairview almost never hit the market.