



GRASSROOTS
REALTY GROUP

587-777-7276
yuri@grassrootsrealtygroup.ca

44 Fairview Crescent SE
Calgary, Alberta

MLS # A2325738



\$689,000

Division:	Fairview		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,054 sq.ft.	Age:	1959 (67 yrs old)
Beds:	4	Baths:	2
Garage:	Double Garage Detached, Parking Pad, RV Access/Parking		
Lot Size:	0.11 Acre		
Lot Feat:	City Lot		

Heating:	Central	Water:	-
Floors:	Carpet, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Mixed	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Chandelier, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Quartz Counters, Recessed Lighting, Storage, Wet Bar		

Inclusions: none

Welcome to this stunning, fully renovated bungalow in the highly desirable community of Fairview, offering over 2,000 sq. ft. of beautifully developed living space with 4 bedrooms and 2 full bathrooms. This move-in-ready home features a bright open-concept floor plan with 3 bedrooms and 1 full bathroom on the main level, complemented by a chef-inspired kitchen with new Samsung stainless steel appliances, a gas range, designer finishes, and seamless flow into the living and dining areas. The fully finished basement offers a spacious recreation room, wet bar, abundant storage, a large fourth bedroom, and a private ensuite bathroom, making it ideal for guests or multi-generational living. Quality upgrades throughout include 7mm luxury vinyl plank flooring, high-end carpet, elegant pot lights, new siding, new roof, high-efficiency furnace, and a new hot water tank. Enjoy sunshine all day with the home's east-west exposure, relax on the spacious deck, and take advantage of the storage shed for added convenience. Car enthusiasts and hobbyists will appreciate the heated oversized double detached garage, 220V EV charging outlet, RV/boat parking pad, two front parking pads, and a total of five off-street parking spaces. The home also features a wheelchair-accessible ramp, offering excellent accessibility. Ideally located on a quiet, tree-lined street just minutes from Heritage CTrain Station, CF Chinook Centre, and with quick access to Deerfoot Trail, Glenmore Trail, Macleod Trail, and Blackfoot Trail, you'll also enjoy being close to excellent schools, parks, shopping, restaurants, and all major amenities. This exceptional property combines luxury renovations, outstanding functionality, and an unbeatable central location, making it a rare opportunity in one of Calgary's most established communities.

Copyright (c) 2026 Yuri Smith. Listing data courtesy of Grand Realty. Information is believed to be reliable but not guaranteed.