



GRASSROOTS
REALTY GROUP

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9415 Fairmount Drive SE
Calgary, Alberta

MLS # A2326660



\$749,900

Division:	Acadia		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,054 sq.ft.	Age:	1961 (65 yrs old)
Beds:	5	Baths:	2
Garage:	Boat, Double Garage Detached, Off Street, Parking Pad		
Lot Size:	0.14 Acre		
Lot Feat:	Back Lane, Back Yard, Front Yard, Fruit Trees/Shrub(s), Garden, Landscaped		

Heating:	Central, High Efficiency, Electric, Forced Air, Propane, Wood	Water:	-
Floors:	Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Brick, Masonite, Stucco	Zoning:	H3
Foundation:	Block	Utilities:	-
Features:	Ceiling Fan(s), Central Vacuum, Natural Woodwork, Separate Entrance, Storage, Sump Pump(s)		

Inclusions: none

For more information, please click the "More Information" button. A Once-in-a-Generation Acadia Gem. Welcome to 9415 Fairmount Drive SE, a beautifully updated bungalow has only come up for sale once since the original owners. This is a rare opportunity to own a home where timeless craftsmanship, thoughtful renovations, and an exceptional location come together in one of Calgary's most sought-after established neighbourhoods. From the moment you arrive, the custom stonework sets this property apart from ALL others. The front walkway, retaining walls, and entrance were handcrafted by a German mason using stone from Mount Kidd, creating a level of character that is nearly impossible to replicate today. Inside, natural light pours through the large bay window into a bright and inviting living room anchored by a striking floor-to-ceiling stone wood-burning fireplace. Original hardwood floors add warmth and authenticity, while the renovated kitchen offers modern functionality with quality cabinetry, generous workspace, and a seamless connection to the dining area. The main level features three comfortable bedrooms and an updated full bathroom, while the fully finished lower level expands the living space with a spacious recreation room, a second full bathroom, and flexible space for a home office, gym, or guest area. Step outside to a private, mature backyard with established trees, landscaping, and plenty of room for entertaining, gardening, or simply enjoying the quiet surroundings. The 8ft waterfall is stunning and flows into the pond from the mote. The oversized lot offers tons of parking, no back neighbours, excellent long-term value and redevelopment potential in a neighbourhood where renovated bungalows and infill homes continue to see strong demand. Located just minutes from Heritage and Southland CTrain stations, major shopping,

schools, parks, and downtown Calgary, this home offers the perfect balance of character, convenience, and future upside. Homes with this level of craftsmanship, history, and pride of ownership rarely become available. 9415 Fairmount Drive SE is truly a once-in-a-generation opportunity in Acadia.