

\$849,900 - 35 Fairview Drive Se, Calgary

MLS® #A2262938

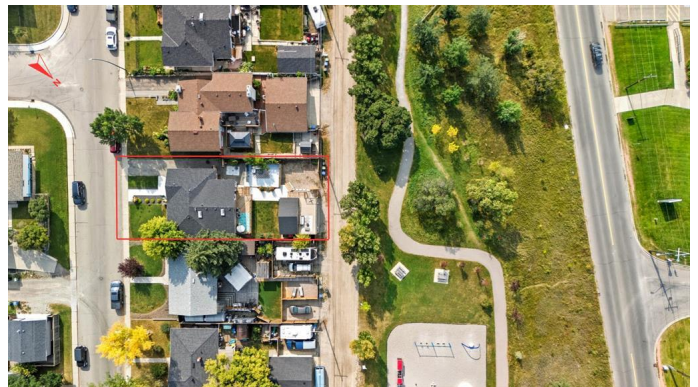
\$849,900

6 Bedroom, 3.00 Bathroom, 1,445 sqft

Residential on 0.15 Acres

Fairview, Calgary, Alberta

Beautiful Oversized Bungalow Backing onto Green Space with room to park SIX vehicles on the property! 2180 SF of Development with 6 Bedrooms and 3 Full Bathrooms! Fully Renovated with LEGAL Suite and Incredible Outdoor Living... A quick list of the more recent upgrades include: New Kitchen Cabinets including cabinet style Pantry - LVP Flooring - Quartz countertops - Upgraded backsplash - Lighting redone throughout - Custom built-in Fireplace - Full width deck of back of house - Oversized Double Garage with Rooftop Patio - Precast concrete front porch - Glass Railing on front and back decks - New Sod and a million other things! Not to mention direct greenspace/ off leash dog park and pump track access AND unobstructed downtown views! Let's get into the details: This home has been professionally renovated throughout, offering modern finishes, abundant natural light, and East/West-facing sun exposure that fills every room with warmth. The main level features three spacious bedrooms plus a large office that can easily serve as a fourth bedroom. The LEGALLY suited basement provides excellent income potential or the perfect setup for extended family, with its own private patio area for outdoor enjoyment. Step outside to experience one of the home's true highlights: a massive deck overlooking the greenspace, perfect for entertaining or relaxing in the evening sun. Above the oversized double garage, a rooftop patio offers an additional private retreat with incredible views



â€” a rare and impressive bonus feature.
Located just minutes from Chinook Mall, IKEA,
Costco, the C-Train, and major routes
including Deerfoot, Glenmore, Blackfoot, and
Macleod Trail, and close to the Stampede
Grounds, this is why Fairview is SO up and
coming! Come see this Riviera Downtown
View today!

Built in 1959

Essential Information

MLS® #	A2262938
Price	\$849,900
Bedrooms	6
Bathrooms	3.00
Full Baths	3
Square Footage	1,445
Acres	0.15
Year Built	1959
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Active

Community Information

Address	35 Fairview Drive Se
Subdivision	Fairview
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2H 1B4

Amenities

Parking Spaces	6
Parking	Alley Access, Double Garage Detached, Driveway, Garage Door Opener, Guest, Off Street, On Street, Parking Pad, RV Access/Parking, Garage Faces Rear, RV Gated
# of Garages	2

Interior

Interior Features	Breakfast Bar, Closet Organizers, French Door, Granite Counters, High Ceilings, Kitchen Island, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Separate Entrance, Vinyl Windows, Bookcases
Appliances	Dishwasher, Gas Stove, Refrigerator, Washer/Dryer
Heating	Baseboard, In Floor, Forced Air, See Remarks
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Electric, Free Standing, Other, See Remarks
Has Basement	Yes
Basement	Full

Exterior

Exterior Features	BBQ gas line, Courtyard, Lighting, Private Yard
Lot Description	Back Lane, Back Yard, Backs on to Park/Green Space, Front Yard, Landscaped, Lawn, No Neighbours Behind, Private, Rectangular Lot, Views, Gentle Sloping, Treed
Roof	Asphalt
Construction	Cement Fiber Board, Glass
Foundation	Poured Concrete

Additional Information

Date Listed	October 9th, 2025
Days on Market	31
Zoning	R-CG

Listing Details

Listing Office	CIR Realty
----------------	------------

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.