

# \$569,900 - 44 Fraser Road Se, Calgary

MLS® #A2236851

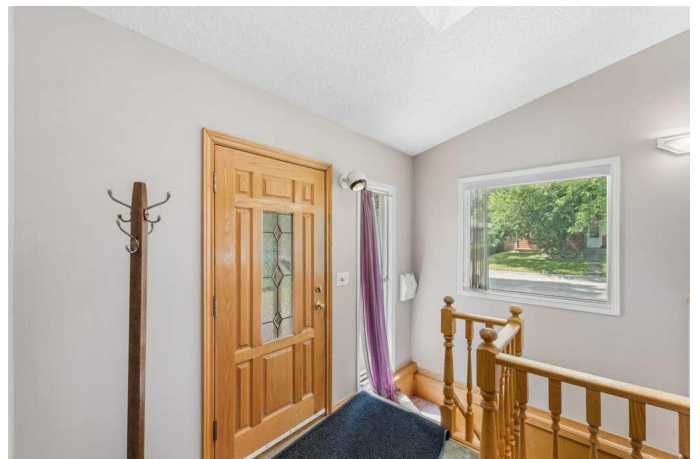
**\$569,900**

4 Bedroom, 2.00 Bathroom, 1,375 sqft

Residential on 0.11 Acres

Fairview, Calgary, Alberta

What a fantastic opportunity this original owner home affords the next fortunate owner! Located on a quiet family-friendly street with amazing walk to access to schools, shopping, transit & minutes from City Centre! The built by Keith Construction & the owner was a carpenter himself so this home is solid, has had numerous upgrades, additions & maintenance over its lifetime. Some of the updates include: Exterior stucco redone, exterior painted in 2023. New shingles in 2019. Sewer line replaced & a backup preventer valve added. New furnace & water tank in 2014. New 100 Amp electrical panel in 2010. New water meter in 2024. Some new windows. Gas fireplace insert in family room in 2011. Kitchen remodeled adding loads of bleached oak cabinets, wall oven, built-in pantry & skylight. A large addition was completed in 1990 adding a main floor family room, basement multi-purpose room with access from the front door foyer. Perfect for a home office! The original 3 bedrooms were merged to create 2 large main floor bedrooms. Main floor bathroom features a deep jetted tub! The basement is fully developed, offering 2 more bedrooms, a large rec-room, cold storage, full bath & loads of storage. The double oversized garage makes for the perfect workspace as it is heated, offers loads of storage, separate electrical panel, skylight for added lighting & a ventilation fan. The gardener will appreciate the large greenhouse or use it for additional storage or a playhouse!



Move in and enjoy as-is or renovate it to your own personal taste.

Built in 1959

### Essential Information

MLS® #	A2236851
Price	\$569,900
Bedrooms	4
Bathrooms	2.00
Full Baths	2
Square Footage	1,375
Acres	0.11
Year Built	1959
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Active

### Community Information

Address	44 Fraser Road Se
Subdivision	Fairview
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2H 1E3

### Amenities

Parking Spaces	4
Parking	Double Garage Detached, Parking Pad, Carport
# of Garages	2

### Interior

Interior Features	See Remarks
Appliances	Dishwasher, Electric Cooktop, Garage Control(s), Range Hood, Refrigerator, Window Coverings
Heating	Forced Air
Cooling	None
Fireplace	Yes

# of Fireplaces	1
Fireplaces	Gas
Has Basement	Yes
Basement	Finished, Full

### Exterior

Exterior Features	Other
Lot Description	Rectangular Lot
Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Frame
Foundation	Poured Concrete

### Additional Information

Date Listed	July 4th, 2025
Days on Market	12
Zoning	R-CG

### Listing Details

Listing Office	RE/MAX Realty Professionals
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