

\$559,999 - 152 Fredson Drive Se, Calgary

MLS® #A2244051

\$559,999

4 Bedroom, 2.00 Bathroom, 1,092 sqft
Residential on 0.11 Acres

Fairview, Calgary, Alberta

PRICE ADJUSTED! Beautifully maintained bungalow in the desirable community of Fairview, where charm meets convenience! Offered by the original owners, this home is equipped with nearly 1,100 sq ft of above grade living space plus a finished basement, 4 bedrooms and 2 full bathrooms, making it perfect for families or those seeking extra space. Step inside to a bright and inviting living room, highlighted by a large shadow-tinted front window allowing plenty of natural light, while still maintaining your privacy. Cozy up year-round with two fireplaces - a gas fireplace on the main floor, and a cozy wood-burning fireplace on the lower level. The kitchen is a chef's delight with stainless steel appliances, classic wood cabinetry that extends to the ceiling, and ample counter space for prepping and hosting. The lower level offers a spacious rec area, a sprawling fourth bedroom, and second full bathroom—ideal for guests, teens, or a home office. **Recent upgrades include new windows, a new roof (2021), and a new furnace, giving peace of mind for many years to come. Outside, the home boasts adorable curb appeal, plus a great-sized backyard, perfect for kids, pets, or summer BBQs. A single detached garage adds convenience and extra storage. Here is your opportunity to own in Fairview, a family-friendly, established neighbourhood known for its mature trees, welcoming community, and proximity to schools, shopping, transit, and major



roadways. Youâ€™ll love the quick access to Deerfoot, Macleod Trail, and Chinook Centreâ€™ all just minutes away! Book your private showing today.

Built in 1959

Essential Information

MLS® #	A2244051
Price	\$559,999
Bedrooms	4
Bathrooms	2.00
Full Baths	2
Square Footage	1,092
Acres	0.11
Year Built	1959
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Active

Community Information

Address	152 Fredson Drive Se
Subdivision	Fairview
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2H 1E1

Amenities

Parking Spaces	1
Parking	Single Garage Detached
# of Garages	1

Interior

Interior Features	Central Vacuum
Appliances	Bar Fridge, Dishwasher, Electric Stove, Garage Control(s), Range Hood, Refrigerator, Washer/Dryer, Window Coverings
Heating	Forced Air

Cooling	None
Fireplace	Yes
# of Fireplaces	2
Fireplaces	Basement, Gas, Living Room, Wood Burning
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	BBQ gas line
Lot Description	Back Yard, Front Yard, Interior Lot, Landscaped, Lawn, Rectangular Lot
Roof	Asphalt Shingle
Construction	Brick, Stucco
Foundation	Poured Concrete

Additional Information

Date Listed	July 31st, 2025
Days on Market	31
Zoning	R-CG

Listing Details

Listing Office	Real Broker
----------------	-------------

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® 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.