

# \$859,900 - 35 Fairview Drive Se, Calgary

MLS® #A2262938

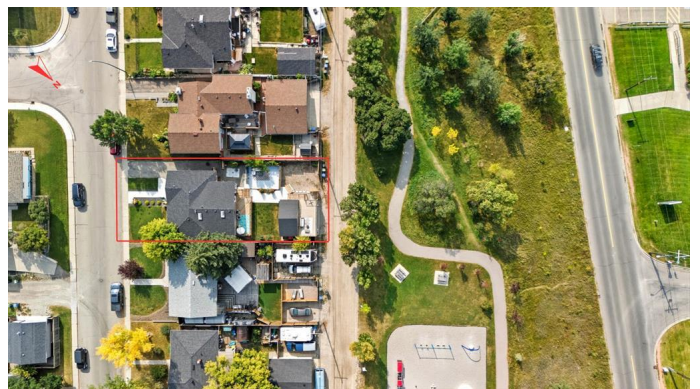
**\$859,900**

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          | \$859,900   |
| 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, Garage Faces Rear, Guest, Off Street, On Street, Parking Pad, RV Access/Parking, RV Gated |
| # of Garages   | 2                                                                                                                                                             |

## Interior

|                   |                                                                                                                                                                                                       |
|-------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | Bookcases, Breakfast Bar, Closet Organizers, French Door, Granite Counters, High Ceilings, Kitchen Island, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Separate Entrance, Vinyl Windows |
| 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          | Finished, Full, Exterior Entry, Suite                                                                                                                                                                 |

## Exterior

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

## Additional Information

|                |                   |
|----------------|-------------------|
| Date Listed    | October 9th, 2025 |
| Days on Market | 7                 |
| Zoning         | R-CG              |

## Listing Details

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

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.