

# \$645,000 - 7 Fielding Drive Se, Calgary

MLS® #A2225308

**\$645,000**

3 Bedroom, 2.00 Bathroom, 1,072 sqft

Single Family on 0.13 Acres

Fairview, Calgary, Alberta

Welcome to this well-maintained home in the sought-after community of Fairview. Ideally located just minutes from Heritage C-Train Station, Heritage Hill Shopping Centre, London Drugs Plaza, and several schools and amenities, this home offers both convenience and comfort. Inside, you'll find recently updated flooring on the main level, and a cozy wood-burning fireplace in the living room.. The spacious kitchen provides plenty of cupboard and counter space, and the upper level features three generously sized bedrooms, and bathroom. The fully finished basement adds even more living space with a large additional bedroom, a walk-in closet, and a second bathroom – ideal for guests, extended family, or a private office setup. Situated on a 58-foot wide lot, the backyard offers tons of outdoor space and potential. A covered rear entry, high-efficiency furnace, newer hot water tank, and asphalt shingle roof add to the home's value and peace of mind. Don't miss this opportunity to own in one of Calgary's most connected and family-friendly neighborhoods. (id:6289)

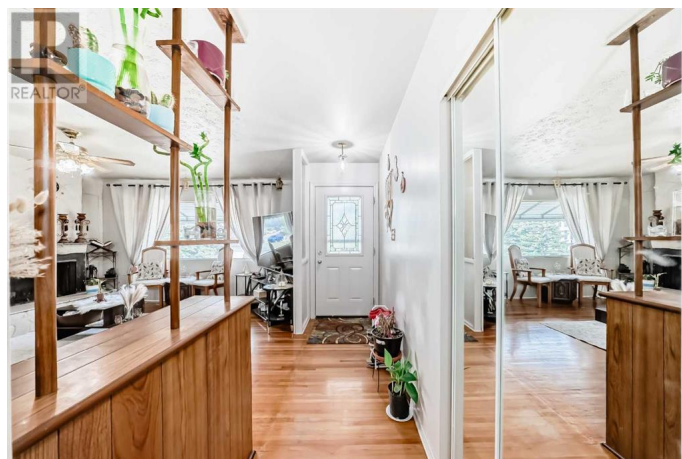
Built in 1959

## Essential Information

Listing # A2225308

Price \$645,000

Bedrooms 3



Bathrooms	2.00
Square Footage	1,072
Acres	0.13
Year Built	1959
Type	Single Family
Sub-Type	Freehold
Style	Bungalow

### Community Information

Address	7 Fielding Drive Se
Subdivision	Fairview
City	Calgary
Province	Alberta
Postal Code	T2H1H2

### Amenities

Amenities	Park, Playground, Schools, Shopping
Features	Back lane
Parking Spaces	3
Parking	Other, Parking Pad

### Interior

Appliances	Refrigerator, Dishwasher, Stove, Hood Fan, Washer & Dryer
Heating	Natural gas Forced air
Cooling	None
Fireplace	Yes
# of Fireplaces	1
# of Stories	1
Has Basement	Yes

### Exterior

Exterior	Stucco
Construction	Wood frame
Foundation	Poured Concrete

### Listing Details

Listing Office	Century 21 Bravo Realty
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