

# \$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. 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. You'll love the quick access to Deerfoot, Macleod Trail, and Chinook Centre—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   | Gas, Living Room, Wood Burning, Basement |
| 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 | 49              |
| Zoning         | R-CG            |

## Listing Details

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

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