

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

MLS® #A2225308

**\$645,000**

3 Bedroom, 2.00 Bathroom, 1,072 sqft

Residential 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.

Built in 1959

## Essential Information

MLS® # A2225308

Price \$645,000

Bedrooms 3



Bathrooms	2.00
Full Baths	2
Square Footage	1,072
Acres	0.13
Year Built	1959
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Active

### **Community Information**

Address	7 Fielding Drive Se
Subdivision	Fairview
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2H 1H2

### **Amenities**

Parking Spaces	3
Parking	Off Street, Parking Pad

### **Interior**

Interior Features	Ceiling Fan(s), Laminate Counters
Appliances	Dishwasher, Electric Stove, Range Hood, Refrigerator, Washer/Dryer
Heating	Forced Air, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Living Room, Mantle, Raised Hearth, Wood Burning
Has Basement	Yes
Basement	Finished, Full

### **Exterior**

Exterior Features	Private Yard
Lot Description	Back Lane, Back Yard
Roof	Asphalt Shingle
Construction	Stucco, Wood Frame
Foundation	Poured Concrete

**Additional Information**

Date Listed	June 13th, 2025
Days on Market	44
Zoning	R-CG

**Listing Details**

Listing Office	Century 21 Bravo Realty
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