

**152 Fredson Drive SE  
Calgary, Alberta**

**MLS # A2244051**



**\$600,000**

<b>Division:</b>	Fairview		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bungalow		
<b>Size:</b>	1,092 sq.ft.	<b>Age:</b>	1959 (66 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	2
<b>Garage:</b>	Single Garage Detached		
<b>Lot Size:</b>	0.11 Acre		
<b>Lot Feat:</b>	Back Yard, Front Yard, Interior Lot, Landscaped, Lawn, Rectangular Lot		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Hardwood, Laminate, Tile	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full	<b>LLD:</b>	-
<b>Exterior:</b>	Brick, Stucco	<b>Zoning:</b>	R-CG
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Central Vacuum		

**Inclusions:** N/A

OPEN HOUSE! SUNDAY AUG. 24th 12-2! 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. You'll love the quick access to Deerfoot, Macleod Trail, and Chinook Centre—all just minutes away! Book your private showing today.