

2443 Fir Drive SE
Calgary, Alberta

MLS # A2258283



\$589,999

Division:	Southview		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,048 sq.ft.	Age:	1959 (66 yrs old)
Beds:	3	Baths:	2
Garage:	220 Volt Wiring, Garage Door Opener, Oversized, RV Access/Parking, RV Ga		
Lot Size:	0.20 Acre		
Lot Feat:	Back Lane, Back Yard, Few Trees, Front Yard, Landscaped, Level, Low Main		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Hardwood	Sewer:	-
Roof:	Asphalt	Condo Fee:	-
Basement:	Finished, Full, Suite	LLD:	-
Exterior:	Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Vinyl Windows		

Inclusions: Basemetn Fridge & Stove

This Southview bungalow has everything you’ve been looking for – space, functionality, and one of the largest lots in the area. Nestled on a quiet, secluded street just steps from schools, this home sits on an expansive, nearly $\frac{1}{4}$ -acre pie-shaped lot with raised garden beds, multiple gated RV parking spots, and a 30-ft oversized single garage with a workshop, cabinetry, benches, and a cozy wood-burning fireplace. The park-like yard offers plenty of room to add a triple garage or carriage house (Please note would be subject to city approval, permitting and applications). Inside, the bright, open main floor is filled with natural light from a wall of southeast-facing windows. The kitchen features a brand-new stainless steel appliance package, an eat-up breakfast bar, and flows seamlessly into the dining and living areas – perfect for family living and entertaining. One bedroom is currently set up as a den, with built-in cabinetry and French doors leading to a custom deck overlooking the backyard. Two spacious bedrooms and a full bathroom complete this level. Downstairs, the fully finished basement adds impressive versatility with a summer kitchen – ideal for a roommate, grown child, or in-law suite (subject to approval and permitting by the city/municipality) – plus fresh paint, new carpet, a full bathroom, laundry area, den, and a generous rec room with a large window for added natural light. All this, just minutes to downtown and close to shopping, parks, transit, and major roadways, making commuting and errands easy. This is a rare opportunity to own a move-in ready home on a massive lot with multiple parking options and room to grow.