



THE
A-TEAM

**RE/MAX
FIRST**

97 FIELDING Drive, Calgary T2H 1H3

MLS®#: **A2173742**

Area: **Fairview**

Listing Date: **10/23/24**

List Price: **\$525,000**

Status: **Pending**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Detached**
City/Town: **Calgary**
Year Built: **1959**

Lot Information

Lot Sz Ar: **5,252 sqft**
Lot Shape:

Finished Floor Area

Abv Sqft: **1,148**
Low Sqft:
Ttl Sqft: **1,148**

DOM

5
Layout
Beds: **4 (3 1)**
Baths: **2.0 (2 0)**
Style: **Bungalow**

Parking

Ttl Park: **2**
Garage Sz:

Access:

Lot Feat: **Back Lane,Fruit Trees/Shrub(s),Lawn,Landscaped,Street Lighting,Rectangular Lot,Sloped**
Park Feat: **Off Street,Parking Pad,RV Access/Parking,Stall,Unpaved**

Utilities and Features

Roof: **Asphalt Shingle**
Heating: **Forced Air,Natural Gas**
Sewer:
Ext Feat: **Private Yard**

Construction: **Brick,Stucco,Wood Frame**
Flooring: **Carpet,Hardwood,Laminate**
Water Source:
Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Dishwasher,Dryer,Electric Stove,Refrigerator,Washer,Window Coverings**
Int Feat: **No Smoking Home,Open Floorplan,See Remarks,Storage**
Utilities:

Room Information

| Room | Level | Dimensions |
|---------------------|-----------------|-----------------------|
| 4pc Bathroom | Main | 8`1" x 5`2" |
| Bedroom | Main | 11`6" x 8`6" |
| Family Room | Main | 11`6" x 15`9" |
| Living Room | Main | 10`11" x 17`2" |
| 3pc Bathroom | Basement | 8`7" x 5`10" |
| Game Room | Basement | 13`1" x 15`7" |
| Bedroom | Basement | 10`4" x 11`9" |

| Room | Level | Dimensions |
|-----------------------------|-----------------|-----------------------|
| Bedroom | Main | 7`11" x 9`11" |
| Dining Room | Main | 3`5" x 8`7" |
| Kitchen | Main | 11`5" x 15`9" |
| Bedroom - Primary | Main | 11`6" x 11`10" |
| Family Room | Basement | 10`11" x 12`8" |
| Storage | Basement | 6`2" x 5`7" |
| Furnace/Utility Room | Basement | 11`1" x 16`2" |

Title:
Fee Simple
 Legal Desc:

Zoning:
R-CG

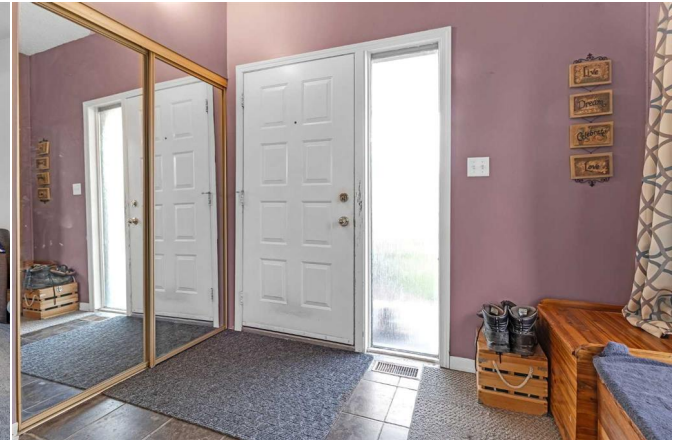
2832HQ

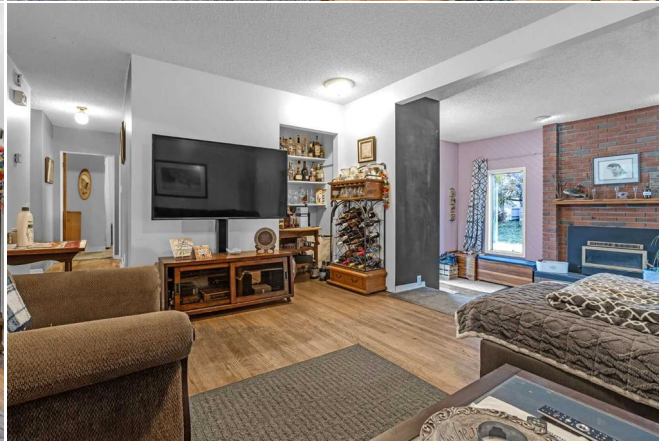
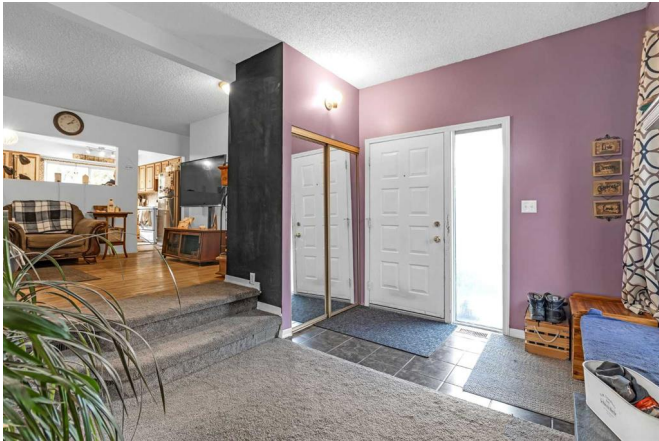
Remarks

Pub Rmks: **INCREDIBLE FIND in the popular and desirable community of Fairview! This wonderful home is nestled on a quiet, tree-lined street in one of Calgary's most up-and-coming neighborhoods. Fairview is known for its large lots, wide streets, and a blend of both older homes and redeveloped properties. This home has a PRIME LOCATION—just steps from shopping, restaurants, public transit, and the Heritage LRT Station! Step inside and be greeted by a spacious, unique layout perfect for family living. The cozy, sunken living room features a beautiful wood-burning fireplace with a traditional brick surround. The large kitchen offers ample storage and counter space, with a picturesque window overlooking the scenic backyard. Upstairs, you'll find three bedrooms, including a Primary bedroom with sliding glass doors leading to the back deck allowing plenty of light to spill in. The main bathroom has been tastefully renovated with a beautiful, contemporary design. The fully finished basement includes a large rec room, a 3-piece bathroom, a fourth bedroom, and even a recording studio! There's also plenty of storage space throughout. Step outside into the expansive backyard, where you'll find beautiful perennial gardens, mature trees, and ample space for children or pets to play. Relax on the 2-tiered west-facing deck, perfect for enjoying summer evenings. The property also includes a convenient 2-car gravel parking pad with space to build a future garage, if desired. This home is move-in ready but also offers great potential for your ideas and renovations! Don't miss out on this incredible opportunity in Fairview—book your showing today!**

Inclusions: n/a
 Property Listed By: **Real Broker**

TO VIEW THIS PROPERTY WITH AN A-TEAM BUYER'S AGENT PLEASE CONTACT (587) 700-7123











97 Fielding Dr SE, Calgary, AB

Main Floor Exterior Area 1147.52 sq ft



PREPARED: 2024-10-20



White regions are excluded from total floor area in GUCIDE floor plans. All room dimensions and floor areas must be considered approximate and are subject to independent verification.

97 Fielding Dr SE, Calgary, AB

Basement (Below Grade) Exterior Area 526.42 sq ft



PREPARED: 2024-10-20



White regions are excluded from total floor area in GUCIDE floor plans. All room dimensions and floor areas must be considered approximate and are subject to independent verification.