

# \$635,000 - 112 Fairview Crescent Se, Calgary

MLS® #A2216633

**\$635,000**

3 Bedroom, 2.00 Bathroom, 890 sqft

Residential on 0.13 Acres

Fairview, Calgary, Alberta

Location! Location! Location! Welcome to 112 Fairview Crescent SE, a well-maintained 3 Bed 2 bath bungalow with a newly developed basement in the highly desirable South-East community of Fairview. This house sits on a huge 55' x 100' (15.77mx30.45m) lot, giving you tons of space all around - they just don't come like this anymore!!

The home has received thoughtful upgrades that enhance both comfort and energy efficiency. A new solar system, installed in 2024, allows you to enjoy significant energy savings and reduced utility bills, making it an eco-friendly choice. The roof and vents were replaced in 2019 and comes with a transferable lifetime prorated manufacturer's warranty for added peace of mind. The home also features a Lennox high-efficiency furnace, washer, dryer, laundry sink, all installed in 2022, and a Whirlpool fridge and range both installed in 2020.

This move-in-ready home offers a bright and spacious main floor with oversized windows that flood the living room with natural light. The eat-in kitchen is perfect for family meals, featuring ample cabinetry and a well-sized pantry for added storage. The primary bedroom comfortably fits a king-sized bed, while the second bedroom is bright and perfect for kids, guests, or a home office. A well-maintained bright 4-piece bathroom completes the main floor.

The basement which was professionally developed in 2024 with permits, adds valuable



living space and is finished with luxury vinyl plank flooring throughout. Here you will find a large recreation room providing an excellent space for entertaining and relaxing as well as a spacious third bedroom, measuring almost 11x12 that offers a comfortable area for guests or a growing family. Also included is an elegant 4 piece bathroom, additional storage, an oversized laundry room with upgraded appliances and a dedicated cold storage room ideal for keeping food and beverages cool, while helping to reduce energy costs. The massive fenced backyard is perfect for kids, pets, or potential future development, such as building a garage or backyard suite (subject to city approval). The front parking pad accommodates two vehicles or an RV, providing plenty of space for parking and recreational needs. This ideal location is just 10 minutes from Chinook Centre, 15 minutes from downtown Calgary and surrounded by top-rated schools, parks, playgrounds, shopping, and public transit. This is an incredible opportunity to own a solid, updated home in a quiet, family-friendly neighbourhood that is sure to keep appreciating in value. Book a showing with your favourite realtor today!

Built in 1959

### **Essential Information**

MLS® #	A2216633
Price	\$635,000
Bedrooms	3
Bathrooms	2.00
Full Baths	2
Square Footage	890
Acres	0.13
Year Built	1959
Type	Residential
Sub-Type	Detached

Style	Bungalow
Status	Active

### Community Information

Address	112 Fairview Crescent Se
Subdivision	Fairview
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2H 0Z6

### Amenities

Parking Spaces	2
Parking	Off Street, Parking Pad, Alley Access, Concrete Driveway

### Interior

Interior Features	Pantry, See Remarks, Storage
Appliances	Dishwasher, Electric Range, Microwave Hood Fan, Refrigerator, Washer/Dryer, Window Coverings, Electric Water Heater
Heating	Natural Gas, Central, High Efficiency
Cooling	None
Has Basement	Yes
Basement	Finished, Full, Exterior Entry, Walk-Up To Grade

### Exterior

Exterior Features	Other, Private Yard, Storage
Lot Description	Back Lane, Back Yard, Front Yard, Lawn, Level, Private
Roof	Asphalt Shingle
Construction	Vinyl Siding
Foundation	Poured Concrete

### Additional Information

Date Listed	May 6th, 2025
Days on Market	3
Zoning	R-CG

### Listing Details

Listing Office	CIR Realty
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