

# \$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 | 18              |
| Zoning         | R-CG            |

**Listing Details**

|                |                         |
|----------------|-------------------------|
| Listing Office | Century 21 Bravo Realty |
|----------------|-------------------------|

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