

13 Fraser Road SE
Calgary, Alberta

MLS # A2212382



\$540,000

Division:	Fairview		
Type:	Residential/House		
Style:	3 Level Split		
Size:	1,128 sq.ft.	Age:	1959 (66 yrs old)
Beds:	4	Baths:	2
Garage:	Off Street		
Lot Size:	0.13 Acre		
Lot Feat:	Back Lane, Back Yard, Gentle Sloping, Rectangular Lot		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Hardwood, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Crawl Space, Finished, Full	LLD:	-
Exterior:	Stucco, Wood Siding	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Laminate Counters, No Animal Home, No Smoking Home, See Remarks, Storage		

Inclusions: Shed in Backyard, ALL appliances are sold - AS-IS - no warranties

Don't miss out on this GREAT investment = loads of POTENTIAL! With some TLC, add plenty of VALUE to this DETACHED FOUR bedroom/TWO bath split level property w/amazing WEST backyard!! Great chance for first time home buyers to put in some sweat equity & make this home their own OR a perfect fix & flip Or take advantage of 55 x 100 ft lot & add future garage. Nestled on QUIET street (not backing onto commercial development or busy rd!) House site on slightly higher elevation ensuring that light FLOODS thru from East-West. The backyard is ready for your imagination...Living in FAIRVIEW - means you are close to EVERYTHING! So many shops, restaurants, fast food & amenities within MINUTES! EASY access to transit (LRT & bus) plus major roadways. Fairview School is a K - 9. The Traditional Learning Centre is an alternative program committed to providing excellent academic program/character education to average & above average students. The program at Le Roi Daniels for Grades K to 3. Your kids can walk to BOTH schools in 5 mins! Lord Beaverbrook High School = short walk/drive to Acadia. Foundations for the Future South High School right down the street. Live here & your kids can go to school in the area from K-12! SO many annual Community events! Fairview Community Centre/Fairview Park, baseball diamonds, soccer, fields, playgrounds, outdoor skating rinks - around the corner! Fairview Pump Track is a destination for both serious & casual riders. Give the track a ride on bike, skateboard or scooter & enjoy the friendly vibes/great views! PLUS new Sparking Lot = gathering space for family fun & games. Acadia Rec Centre & Aquatic/Fitness centre mins away. Did I mention Costco is ONLY 5 MINS away! Downtown = 15 min drive! Under 30 mins to the airport. Walk to Farmers market. Off leash areas for your dogs close by.

Love the outdoors? Glenmore Reservoir is 7 mins West or head East to the Bow River in minutes...walking, running, bike riding, paddle boarding in Carburn Park, fishing or just enjoying lunch! This can become your dream home - situated in the highly sought-after neighborhood of FAIRVIEW - with mature tree lined streets - and a SMALL-TOWN atmosphere. PRICED TO SELL. This one will NOT last - call today to view - or book a showing with your favorite realtor.