

41 Fraser Road SE
Calgary, Alberta

MLS # A2354144

\$549,900

Division:	Fairview		
Type:	Residential/House		
Style:	4 Level Split		
Size:	1,638 sq.ft.	Age:	1959 (67 yrs old)
Beds:	7	Baths:	1 full / 1 half
Garage:	Single Garage Detached		
Lot Size:	0.13 Acre		
Lot Feat:	Rectangular Lot, Sloped		

Heating:	Baseboard, Electric, Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Hardwood, Linoleum, Other	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Stucco, Wood Frame, Wood Siding	Zoning:	R-C1
Foundation:	Poured Concrete	Utilities:	-
Features:	See Remarks		

Inclusions: N/A

Calling Renovators, Investors and Buyers ready to Build Sweat Equity! This four-level split in Fairview is a great opportunity to bring your vision and updates to a home with plenty of space and potential. Offering 1,637.89 sq. ft. above grade, the main floor features a foyer, kitchen, dining room and living room. Upstairs, you'll find a flex room, three bedrooms and a four-piece bathroom. The third level offers four additional bedrooms, with a two-piece bathroom in the basement. Outside, enjoy a private yard and a single detached garage. Fairview is an established southeast Calgary community with parks, playgrounds, schools and community programs, with convenient access to nearby shopping and transit.