

# \$744,900 - 71 Fyffe Road Se, Calgary

MLS® #A2230253

**\$744,900**

3 Bedroom, 2.00 Bathroom, 1,122 sqft

Residential on 0.13 Acres

Fairview, Calgary, Alberta

Situated on a peaceful, tree-lined street in the heart of Fairview, this completely renovated home offers a fresh, modern lifestyle in a mature community rich with amenities. From the curb, its classic split-level design is enhanced with fresh exterior paint, new Lux windows and doors and a welcoming sense of space on a generous 55' x 100' lot. Step inside to discover a beautifully reimaged interior featuring wide plank luxury vinyl flooring across all three levels, designer lighting and a seamless open floor plan that prioritizes flow and natural light. The sun-filled living room is anchored by oversized bay windows, while the brand-new kitchen combines clean lines and high-end finishes with thoughtful functionality - subway tile backsplash, quartz counters, new stainless steel appliances and a spacious island that doubles as a gathering hub. Just steps away, the dining area connects effortlessly to the backyard for easy indoor/outdoor entertaining. Upstairs, three bright bedrooms share a fully renovated 4-piece bathroom with timeless finishes. Downstairs, the lower level continues the home's polished aesthetic with four large new windows, a built-in fireplace and a new 4-piece bathroom with a multi-head rain shower for spa-inspired comfort. Every inch of this home has been thoughtfully upgraded, including a new furnace and sewer line, ensuring peace of mind for years to come. Outside, the sunny south-facing backyard has been completely refreshed with new sod, a



paverstone walkway and a newly constructed fence with gated access to a large gravel parking pad, ideal for an RV. The oversized double garage features high ceilings and plenty of space for storage or workshop potential. Fairview continues to attract young families with its close-knit feel and proximity to everything, walk to schools, off-leash parks and all the shops, restaurants and services along Macleod Trail and Heritage Drive. With quick access to Chinook Centre, the C-Train and Deerfoot Meadows, this location blends everyday ease with vibrant local living. With both thoughtful design and long-term upgrades in place, this move-in ready home is a standout opportunity in one of Calgary’s most revitalized established neighbourhoods.

Built in 1959

**Essential Information**

|                |               |
|----------------|---------------|
| MLS® #         | A2230253      |
| Price          | \$744,900     |
| Bedrooms       | 3             |
| Bathrooms      | 2.00          |
| Full Baths     | 2             |
| Square Footage | 1,122         |
| Acres          | 0.13          |
| Year Built     | 1959          |
| Type           | Residential   |
| Sub-Type       | Detached      |
| Style          | 3 Level Split |
| Status         | Active        |

**Community Information**

|             |                  |
|-------------|------------------|
| Address     | 71 Fyffe Road Se |
| Subdivision | Fairview         |
| City        | Calgary          |
| County      | Calgary          |
| Province    | Alberta          |

Postal Code T2H 1C2

### Amenities

Parking Spaces 2

Parking Double Garage Detached, Parking Pad, RV Access/Parking, Oversized

# of Garages 2

### Interior

Interior Features Breakfast Bar, Kitchen Island, Recessed Lighting, Soaking Tub, Storage, Built-in Features, Pantry, Quartz Counters

Appliances Dishwasher, Dryer, Electric Stove, Range Hood, Refrigerator, Washer, Garage Control(s), Window Coverings

Heating Forced Air, Natural Gas

Cooling None

Fireplace Yes

# of Fireplaces 1

Fireplaces Basement, Gas

Has Basement Yes

Basement Finished, Full

### Exterior

Exterior Features Private Yard

Lot Description Back Lane, Back Yard, Landscaped

Roof Asphalt Shingle

Construction Stucco, Wood Frame, Wood Siding

Foundation Poured Concrete

### Additional Information

Date Listed June 12th, 2025

Days on Market 129

Zoning R-CG

### Listing Details

Listing Office Real Estate Professionals Inc.

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