

# \$544,888 - 51 Ferncliff Crescent Se, Calgary

MLS® #A2254568

**\$544,888**

4 Bedroom, 2.00 Bathroom, 1,071 sqft

Residential on 0.11 Acres

Fairview, Calgary, Alberta

Open House Sunday, September 21 from 10am-4pm. **PRICE REDUCTION!!** Investor Alert – R-CG Zoning in Fairview! Opportunity knocks for renovators, builders, and savvy investors in this highly sought-after community. This 4-bedroom, 2-bath home features beautiful hardwood floors, Maple kitchen cabinets, fresh paint, and sits on a large lot with both front and back yards. The oversized single garage (16' x 24') has new shingles, and the property is ideally positioned on a quiet street with a sunny, south-facing backyard.

With valuable R-CG zoning, the options are wide open – renovate and add value, build new, or explore multi-unit redevelopment opportunities. The location couldn't be better: walk to Fairview School (K-9) and Le Roi Daniels (K-3) in minutes, with Lord Beaverbrook High School and Foundations for the Future High School nearby. Parks, playgrounds, the Fairview Community Centre, outdoor rinks, sports fields, and the popular Pump Track are all close at hand, making this an attractive spot for both families and future tenants.

Everyday conveniences are minutes away, including Costco, shopping, restaurants, Acadia Rec Centre, and Aquatic/Fitness Centre. Commuting is a breeze with quick access to transit (LRT & bus), major roadways, downtown (15 minutes), and the airport (under



30 minutes).

An incredible opportunity to renovate, invest, or redevelop with R-CG flexibility in one of Calgary's most well-connected and family-friendly communities! Seller is the grandmother of one of the listing agents for this property.

Built in 1959

**Essential Information**

MLS® #	A2254568
Price	\$544,888
Bedrooms	4
Bathrooms	2.00
Full Baths	2
Square Footage	1,071
Acres	0.11
Year Built	1959
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Active

**Community Information**

Address	51 Ferncliff Crescent Se
Subdivision	Fairview
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2H 0V5

**Amenities**

Parking Spaces	1
Parking	Single Garage Detached
# of Garages	1

**Interior**

Interior Features	Ceiling Fan(s), Vinyl Windows
Appliances	Electric Stove, Refrigerator, Washer/Dryer
Heating	Forced Air, Natural Gas
Cooling	None
Has Basement	Yes
Basement	Finished, Full

## Exterior

Exterior Features	Other
Lot Description	Back Lane, Back Yard, Few Trees, Front Yard, Landscaped, Private, Rectangular Lot, Fruit Trees/Shrub(s)
Roof	Asphalt
Construction	Brick, Metal Siding, Wood Frame
Foundation	Poured Concrete

## Additional Information

Date Listed	September 8th, 2025
Days on Market	12
Zoning	R-CG

## Listing Details

Listing Office	CIR Realty
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