

# \$605,000 - 2443 Fir Drive Se, Calgary

MLS® #A2258283

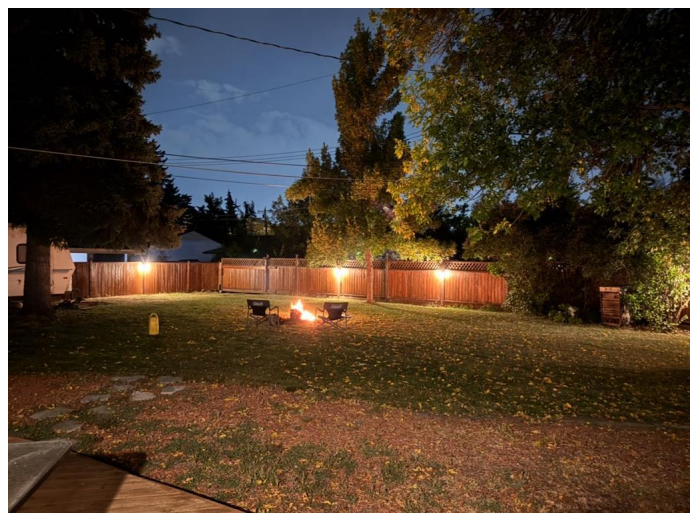
**\$605,000**

3 Bedroom, 2.00 Bathroom, 1,048 sqft  
Residential on 0.20 Acres

Southview, Calgary, Alberta

This Southview bungalow has everything you've been looking for – space, functionality, and one of the largest lots in the area. Nestled on a quiet, secluded street just steps from schools, this home sits on an expansive, nearly ¼-acre pie-shaped lot with raised garden beds, multiple gated RV parking spots, and a 30-ft oversized single garage with a workshop, cabinetry, benches, and a cozy wood-burning fireplace. The park-like yard offers plenty of room to add a triple garage or carriage house (Please note would be subject to city approval, permitting and applications). Inside, the bright, open main floor is filled with natural light from a wall of southeast-facing windows. The kitchen features a brand-new stainless steel appliance package, an eat-up breakfast bar, and flows seamlessly into the dining and living areas – perfect for family living and entertaining. One bedroom is currently set up as a den, with built-in cabinetry and French doors leading to a custom deck overlooking the backyard. Two spacious bedrooms and a full bathroom complete this level.

Downstairs, the fully finished basement adds impressive versatility with a summer kitchen – ideal for a roommate, grown child, or in-law suite (subject to approval and permitting by the city/municipality) – plus fresh paint, new carpet, a full bathroom, laundry area, den, and a generous rec room with a large window for added natural light. New sewer line and hot water tank, for worry free living moving



forward.

All this, just minutes to downtown and close to shopping, parks, transit, and major roadways, making commuting and errands easy.

This is a rare opportunity to own a move-in ready home on a massive lot with multiple parking options and room to grow.

Built in 1959

### **Essential Information**

MLS® #	A2258283
Price	\$605,000
Bedrooms	3
Bathrooms	2.00
Full Baths	2
Square Footage	1,048
Acres	0.20
Year Built	1959
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Active

### **Community Information**

Address	2443 Fir Drive Se
Subdivision	Southview
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2B1S9

### **Amenities**

Parking Spaces	3
Parking	Garage Door Opener, Oversized, 220 Volt Wiring, RV Access/Parking, RV Gated, Single Garage Detached, Workshop in Garage
# of Garages	1

### **Interior**

Interior Features	Vinyl Windows
Appliances	Dishwasher, Dryer, Microwave Hood Fan, Range Hood, Refrigerator, Stove(s), Washer
Heating	Forced Air, Natural Gas
Cooling	None
Has Basement	Yes
Basement	Full

## Exterior

Exterior Features	Private Yard, Storage
Lot Description	Back Lane, Back Yard, Front Yard, Landscaped, Level, Low Maintenance Landscape, Pie Shaped Lot, Few Trees
Roof	Asphalt
Construction	Wood Frame
Foundation	Poured Concrete

## Additional Information

Date Listed	September 20th, 2025
Days on Market	61
Zoning	R-CG

## Listing Details

Listing Office	CIR Realty
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