31 Fenton Road SE

Calgary | Active | MLS® A2275327

$539,000









Bedrooms	Bathrooms	Year Built	Living area
3	**1**	**1959**	**1,324.3 sq. ft.**

Your next move starts with a conversation.

403-830-5152 | tiwana@maltiwana.ca

Listed by RE/MAX Complete Realty and NON BOARD BROKER

A closer look

Opportunity awaits in this 3-bedroom, 3-level split home that is primed for modernization, with all major infrastructure upgrades already completed. This property is ideal for buyers looking to renovate and personalize, while avoiding the expense and disruption of critical system replacements. Extensive upgrades include a new 4-inch ABS sewer line, new 1-inch main water supply line, upgraded 200-amp electrical service with a new electrical panel, and a new electric hot water tank-providing a solid foundation for future renovations. A major highlight is the newly constructed oversized double attached garage, featuring a 12-foot overhead door with side-mounted motors. The garage has been wired for future EV chargers, welding equipment, TV and audio systems, or a golf simulator, making it an exceptional space for hobbyists, trades, or vehicle enthusiasts. Construction has also begun on a mudroom connecting the garage to the home, adding functionality and value. The home includes a new roof on the addition and the rear portion of the house, further reducing future capital costs. Architectural drawings have already been completed for an additional story, offering exciting potential for expansion and increased living space, subject to approvals. With the heavy lifting already done, this property offers a rare chance to focus on cosmetic updates and design choices to create a modern home tailored to your vision.

Property details

Status	Active
Prop. Type	Residential
MLS® Num	A2275327
Bedrooms	3
Bathrooms	1
Year Built	1959
Property Type:	Residential
Property Sub Type:	Detached
Condo Type:	Not a Condo
Transaction Type:	For Sale
Suite:	No
Num Legal Suites:	0
Num Illegal Suites:	0
Home Style:	3 Level Split
Total Living Area:	1,324.3 sq. ft.

Main Level Finished Area:	738.7 sq. ft.
Acreage:	No
Lot Area:	5,317 sq. ft.
Lot Frontage:	62'
Front Exposure:	East
Levels:	3 Level Split
Total Rooms Above Grade:	6
Year built:	1959 (Age: 67)
Bedrooms:	3 (Above Grd: 3)
Bedrooms Above Grade:	3
Bedrooms On Main:	0
Bedrooms Below Grade:	0
Bathrooms:	1.0 (Full:1, Half:0)
Num Ensuite Baths:	0
Plan:	3323HR
Heating:	Forced Air
Basement:	Full, Finished, None
Foundation:	Poured Concrete
New Constr.:	No
Construction Material:	Stucco, Vinyl Siding, Wood Frame
Structure Type:	House
Roof:	Asphalt Shingle
Ensuite:	No
Flooring:	Carpet, Ceramic Tile, Linoleum
Cooling:	None
Fireplaces:	1

Fireplace Details:	Basement, Gas, Masonry
Garage:	Yes
Garage Spaces:	2
Parking:	Double Garage Attached
Parking Places:	2
Parking Total/Covered:	2 / -
Laundry Features:	In Basement
City Quadrant:	Southeast
Community:	Fairview (Calgary)
Appliances:	Dishwasher, Dryer, Electric Range, Refrigerator, Washer
Inclusions:	N/A
Restrictions:	None Known
Main Floor	Living Room · 20'10" × 15'3" ·
Main Floor	Dining Room · 12'7" × 9'3" ·
Main Floor	Kitchen With Eating Area · 12'11" × 12'1" ·
Upper Level	Bedroom - Primary · 15'3" × 9'3" ·
Upper Level	Bedroom · 11'9" × 7'11" ·
Upper Level	Bedroom · 12'10" × 9'9" ·
Title to Land:	Fee Simple
Community Features:	Schools Nearby, Shopping Nearby
Interior Features:	No Smoking Home
Exterior Features:	None
Patio And Porch Features:	Other
Lot Features:	Back Yard
Num. of Parcels:	0
Fencing:	Fenced

Region:	Calgary
Zone:	CAL Zone S
Zoning:	R-CG
Listed Date:	Dec 12, 2025

Explore the full photo gallery and current listing details:

https://www.maltiwana.ca/properties/31-fenton-road-se-calgary-a2275327/

Tiwana Team | 403-830-5152 | tiwana@maltiwana.ca

Data was last updated November 23, 2026 at 10:05 AM (UTC)

powered by myRealPage.com

Data is supplied by Pillar 9™ MLS® System. Pillar 9™ is the owner of the copyright in its MLS®System. Data is deemed reliable but is not guaranteed accurate by Pillar 9™.

The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.

Prepared November 23, 2026. Listing details and availability may change. This brochure is not a contract. Contact the Tiwana Team for current information.