9 Foxwell Road SE

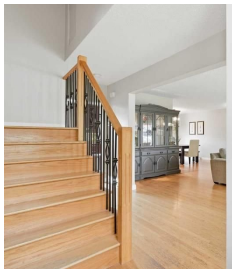
Calgary | Active | MLS® A2354075

$709,000











Bedrooms	Bathrooms	Year Built	Living area
4	**2**	**1959**	**1,333.1 sq. ft.**

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Listed by RE/MAX Landan Real Estate

A closer look

Welcome to Fairview, one of Calgary’s most conveniently located communities, where mature trees, quiet streets and established homes create a neighbourhood people love to call home. This beautifully maintained 4-bedroom, 2-bathroom property offers a functional floor plan, thoughtful upgrades and a backyard with plenty of room to enjoy.

From the moment you arrive, the pride of ownership is easy to see. The freshly painted exterior, manicured lawn, mature trees and established privacy hedge create beautiful curb appeal. Inside, large windows bring in plenty of natural light, creating a warm and welcoming atmosphere. This home stands out with its spacious living and dining areas. The kitchen features quartz countertops, generous cabinetry, plenty of counter space and pantry storage with a large window overlooking the backyard.

Upstairs, you'll find three generously sized bedrooms and a beautifully updated 4-piece bathroom. The professionally renovated lower level adds valuable living space, including a fourth bedroom currently used as the primary with an adjoining bathroom, a comfortable second living room, dedicated office space and laundry.

The backyard is a standout feature. With plenty of space and privacy for children and pets to play, gardening, summer barbecues, or simply relaxing outdoors, it's a yard that can be enjoyed in so many ways.

This home has also benefited from numerous improvements, including new fascia and eavestroughs (2025), a new roof (2020), foam insulation along the basement exterior walls and joists, a professionally renovated basement, replacement interior bedroom and closet doors, and garage improvements including insulation, drywall, heating and a new door.

Fairview is often described as a hidden gem, and its location is a big reason why. With convenient access to Deerfoot Trail, Blackfoot Trail, Macleod Trail and Glenmore Trail, getting around Calgary is easy. Chinook Centre, shopping, restaurants and transit are all nearby, along with two community playgrounds and a skate park.

A well-cared-for home with room to grow, a beautiful yard and a central Calgary location. Come see what makes this Fairview property such a great place to call home.

Property details

Status	Active
Prop. Type	Residential
MLS® Num	A2354075
Bedrooms	4
Bathrooms	2
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:	1,333.1 sq. ft.
Main Level Finished Area:	747.71 sq. ft.
Upper Level Finished Area:	555.78 sq. ft.
Below Grade Finished Area:	510 sq. ft.
Acreage:	No
Lot Area:	4,994 sq. ft.
Lot Frontage:	50'1"
Front Exposure:	Northeast
Levels:	3 Level Split
Total Rooms Above Grade:	6
Year built:	1959 (Age: 67)
Bedrooms:	4 (Above Grd: 3)
Bedrooms Above Grade:	3
Bedrooms On Main:	0
Bedrooms Below Grade:	1
Bathrooms:	2.0 (Full:2, Half:0)
Num Ensuite Baths:	0
Plan:	2832HQ

Heating:	Forced Air, Natural Gas
Basement:	Full, Finished, None
Foundation:	Poured Concrete
New Constr.:	No
Construction Material:	Brick, Stucco
Structure Type:	House
Roof:	Asphalt Shingle
Ensuite:	No
Flooring:	Carpet, Hardwood, Tile
Cooling:	None
Fireplaces:	0
Garage:	Yes
Garage Spaces:	1
Parking:	Garage Door Opener, Heated Garage, Single Garage Detached
Parking Places:	2
Parking Total/Covered:	2 / -
Laundry Features:	In Basement, Laundry Room
City Quadrant:	Southeast
Community:	Fairview (Calgary)
Appliances:	Dishwasher, Dryer, Electric Range, Garage Control(s), Microwave Hood Fan, Refrigerator, Washer, Window Coverings
Inclusions:	n/a
Restrictions:	None Known
Main Floor	Dining Room · 12'5" × 9'4" ·
Main Floor	Kitchen · 13' × 12' ·
Main Floor	Living Room · 20'10" × 15'4" ·

2nd Floor	Bedroom - Primary · 15'4" × 11'9" ·
2nd Floor	Bedroom · 11'9" × 8' ·
2nd Floor	Bedroom · 12'10" × 9'10" ·
Lower Level	Bedroom · 11'10" × 10'1" ·
Lower Level	Laundry · 6'7" × 5'11" ·
Lower Level	Office · 6'4" × 5' ·
Lower Level	Game Room · 18'5" × 8'10" ·
Title to Land:	Fee Simple
Community Features:	Park, Playground, Pool, Schools Nearby, Shopping Nearby, Sidewalks, Street Lights, Walking/Bike Paths
Interior Features:	No Smoking Home, Pantry, Stone Counters, Storage, Vinyl Windows
Exterior Features:	BBQ gas line, Garden, Private Yard, Storage
Patio And Porch Features:	Deck, Pergola
Lot Features:	Back Lane, Back Yard, Front Yard, Garden, Landscaped, Lawn, Low Maintenance Landscape, Private
Num. of Parcels:	0
Fencing:	Fenced
Region:	Calgary
Zone:	CAL Zone S
Zoning:	R-CG
Listed Date:	Oct 22, 2026

Explore the full photo gallery and current listing details:

https://www.maltiwana.ca/properties/9-foxwell-road-se-calgary-a2354075/

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

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