

# \$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, Front Yard, Fruit Trees/Shrub(s), Landscaped, Private, Rectangular Lot, Few Trees |
| Roof              | Asphalt                                                                                                 |
| Construction      | Brick, Metal Siding, Wood Frame                                                                         |
| Foundation        | Poured Concrete                                                                                         |

## Additional Information

|                |                     |
|----------------|---------------------|
| Date Listed    | September 8th, 2025 |
| Days on Market | 14                  |
| Zoning         | R-CG                |

## Listing Details

|                |            |
|----------------|------------|
| Listing Office | CIR Realty |
|----------------|------------|

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® 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.