

\$649,000 - 8611 Fairmont Drive Se, Calgary

MLS® #A2231025

\$649,000

3 Bedroom, 2.00 Bathroom, 939 sqft

Residential on 0.14 Acres

Acadia, Calgary, Alberta

*** OPEN HOUSE SUNDAY JULY 27TH 1PM - 3PM *** Fully Renovated Bungalow in Acadia
â€“ 3 Bed | 2 Bath | 1,700+ SQFT | Illegal Suite. This stunning 1960s bungalow has been completely transformed with modern design and upscale finishes, perfectly situated in the desirable community of Acadiaâ€”just steps from Arlington Park and minutes to Deerfoot Meadows. Inside, youâ€™ll find over 1,700 sqft of refined living space featuring premium vinyl windows, quartz countertops, luxury vinyl plank flooring, upgraded stainless steel appliances, and a custom mudroom entry with a large linen closet. The bright, open-concept living room flows into a beautifully crafted kitchen complete with an oversized island, wine rack, and custom spice racks. Two generous bedrooms upstairs include a sun-filled primary overlooking the private backyard, and a luxurious 3-piece bathroom with a tiled stand-up shower and extra storage. The illegal basement suite offers a separate entrance, shared laundry, a spacious rec room, a full kitchenette with stainless steel appliances, a large bedroom, and a full 3-piece bathâ€”ideal for rental income or multi-generational living. Outside, enjoy a lush backyard and a paved parking pad that fits four vehicles. Major upgrades include a new furnace, hot water tank, roof, gutters, fascia, and doors. Live up and rent down, or Airbnb the entire property as a high-yield, cash-flowing investmentâ€”this move-in-ready gem checks all the boxes.



Built in 1960

Essential Information

MLS® #	A2231025
Price	\$649,000
Bedrooms	3
Bathrooms	2.00
Full Baths	2
Square Footage	939
Acres	0.14
Year Built	1960
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Active

Community Information

Address	8611 Fairmont Drive Se
Subdivision	Acadia
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2H 0Z3

Amenities

Parking Spaces	4
Parking	Parking Pad

Interior

Interior Features	Ceiling Fan(s), Kitchen Island
Appliances	Dishwasher, Electric Stove, Microwave, Refrigerator, Washer/Dryer
Heating	High Efficiency
Cooling	None
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	Private Yard
Lot Description	Other

Roof	Asphalt
Construction	Vinyl Siding
Foundation	Poured Concrete

Additional Information

Date Listed	July 24th, 2025
Days on Market	33
Zoning	R-C1

Listing Details

Listing Office	Real Broker
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