

# \$639,000 - 8611 Fairmont Drive Se, Calgary

MLS® #A2231025

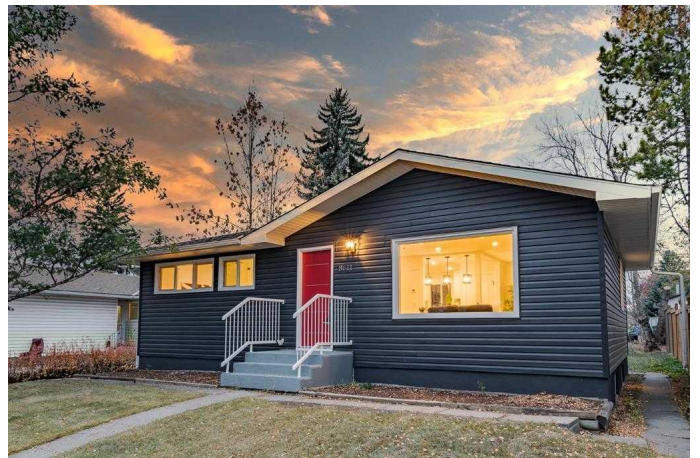
**\$639,000**

3 Bedroom, 2.00 Bathroom, 939 sqft

Residential on 0.14 Acres

Acadia, Calgary, Alberta

Fully Renovated Bungalow in Acadia â€“ 3 Bed | 2 Bath | 1,700+ SQFT | Basement 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	\$639,000
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	Kitchen Island, Ceiling Fan(s)
Appliances	Dishwasher, Microwave, Refrigerator, Washer/Dryer, Electric Stove
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	54
Zoning	R-C1

**Listing Details**

Listing Office	Real Broker
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