

# \$589,999 - 2443 Fir Drive Se, Calgary

MLS® #A2258283

**\$589,999**

3 Bedroom, 2.00 Bathroom, 1,048 sqft

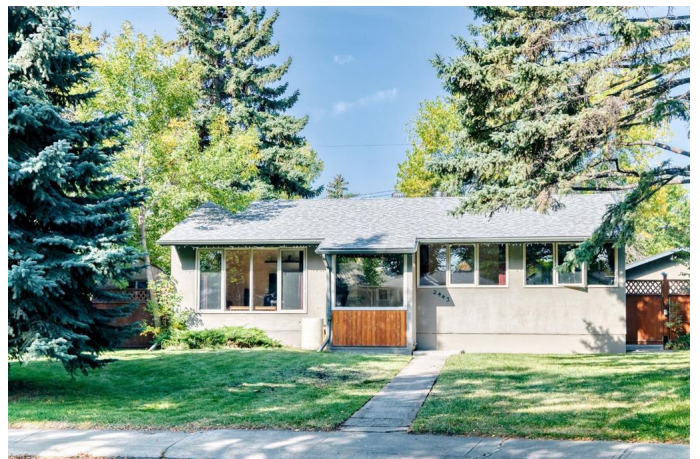
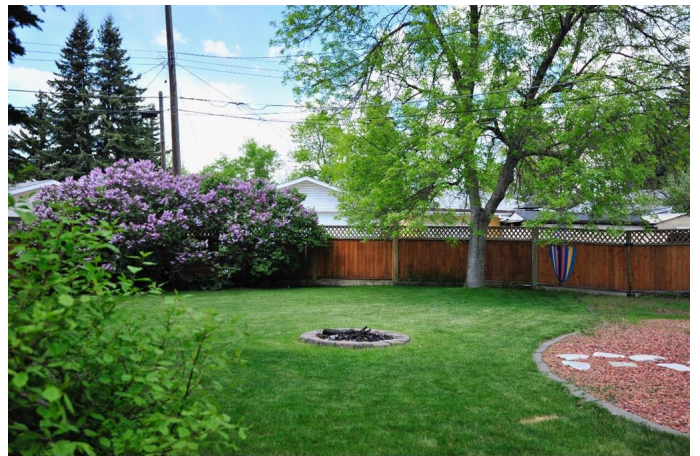
Residential on 0.20 Acres

Southview, Calgary, Alberta

This Southview bungalow has everything you’ve been looking for – space, functionality, and one of the largest lots in the area. Nestled on a quiet, secluded street just steps from schools, this home sits on an expansive, nearly ¼-acre pie-shaped lot with raised garden beds, multiple gated RV parking spots, and a 30-ft oversized single garage with a workshop, cabinetry, benches, and a cozy wood-burning fireplace. The park-like yard offers plenty of room to add a triple garage or carriage house (Please note would be subject to city approval, permitting and applications). Inside, the bright, open main floor is filled with natural light from a wall of southeast-facing windows. The kitchen features a brand-new stainless steel appliance package, an eat-up breakfast bar, and flows seamlessly into the dining and living areas – perfect for family living and entertaining. One bedroom is currently set up as a den, with built-in cabinetry and French doors leading to a custom deck overlooking the backyard. Two spacious bedrooms and a full bathroom complete this level.

Downstairs, the fully finished basement adds impressive versatility with a summer kitchen – ideal for a roommate, grown child, or in-law suite (subject to approval and permitting by the city/municipality) – plus fresh paint, new carpet, a full bathroom, laundry area, den, and a generous rec room with a large window for added natural light.

All this, just minutes to downtown and close to



shopping, parks, transit, and major roadways, making commuting and errands easy. This is a rare opportunity to own a move-in ready home on a massive lot with multiple parking options and room to grow.

Built in 1959

**Essential Information**

|                |             |
|----------------|-------------|
| MLS® #         | A2258283    |
| Price          | \$589,999   |
| Bedrooms       | 3           |
| Bathrooms      | 2.00        |
| Full Baths     | 2           |
| Square Footage | 1,048       |
| Acres          | 0.20        |
| Year Built     | 1959        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | Bungalow    |
| Status         | Active      |

**Community Information**

|             |                   |
|-------------|-------------------|
| Address     | 2443 Fir Drive Se |
| Subdivision | Southview         |
| City        | Calgary           |
| County      | Calgary           |
| Province    | Alberta           |
| Postal Code | T2B1S9            |

**Amenities**

|                |                                                                                                                         |
|----------------|-------------------------------------------------------------------------------------------------------------------------|
| Parking Spaces | 3                                                                                                                       |
| Parking        | 220 Volt Wiring, Garage Door Opener, Oversized, RV Access/Parking, RV Gated, Single Garage Detached, Workshop in Garage |
| # of Garages   | 1                                                                                                                       |

**Interior**

|                   |                                                                  |
|-------------------|------------------------------------------------------------------|
| Interior Features | Vinyl Windows                                                    |
| Appliances        | Dishwasher, Dryer, Microwave Hood Fan, Range Hood, Refrigerator, |

|              |                         |
|--------------|-------------------------|
|              | Stove(s), Washer        |
| Heating      | Forced Air, Natural Gas |
| Cooling      | None                    |
| Has Basement | Yes                     |
| Basement     | Finished, Full, Suite   |

## Exterior

|                   |                                                                                                           |
|-------------------|-----------------------------------------------------------------------------------------------------------|
| Exterior Features | Private Yard, Storage                                                                                     |
| Lot Description   | Back Lane, Back Yard, Front Yard, Landscaped, Level, Low Maintenance Landscape, Pie Shaped Lot, Few Trees |
| Roof              | Asphalt                                                                                                   |
| Construction      | Wood Frame                                                                                                |
| Foundation        | Poured Concrete                                                                                           |

## Additional Information

|                |                      |
|----------------|----------------------|
| Date Listed    | September 20th, 2025 |
| Days on Market | 12                   |
| Zoning         | R-CG                 |

## Listing Details

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

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