

7611 Farrell Road SE
Calgary, Alberta

MLS # A2181849



\$619,900

Division:	Fairview		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,116 sq.ft.	Age:	1959 (65 yrs old)
Beds:	4	Baths:	2
Garage:	220 Volt Wiring, Additional Parking, Alley Access, Double Garage Detached, (
Lot Size:	0.11 Acre		
Lot Feat:	Back Lane, Back Yard, City Lot, Landscaped, Rectangular Lot		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Hardwood, Laminate, Linoleum, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Brick, Vinyl Siding, Wood Frame	Zoning:	R-C1
Foundation:	Poured Concrete	Utilities:	-
Features:	Ceiling Fan(s), Granite Counters, No Smoking Home		

Inclusions: n/a

Welcome to your new home in the heart of Calgary's desirable Fairview neighborhood! This spacious 3 + 1 bedroom, 1115 sq. ft. home features New Shingles and Eaves being installed September 2024, original hardwood flooring hidden beneath the carpets, a modern kitchen with granite countertops, maple cabinets and a huge master bedroom. The fully finished basement includes a bedroom, rec room, 3 piece bathroom, cold/wine room and laundry area. An fantastic OVERSIZED 29 x 25 detached heated garage (2 x 6 walls, and 4ft of plywood wall all around the bottom) provides a dream space for any hobbyist. The RV parking ensures ample space for all your outdoor adventures. Located in an inner city community close to schools, shopping, parks and public transportation, this solid home offers both convenience and comfort. Don't miss out on this fantastic opportunity!