

\$599,000 - 7227 Farrell Road Se, Calgary

MLS® #A2092478

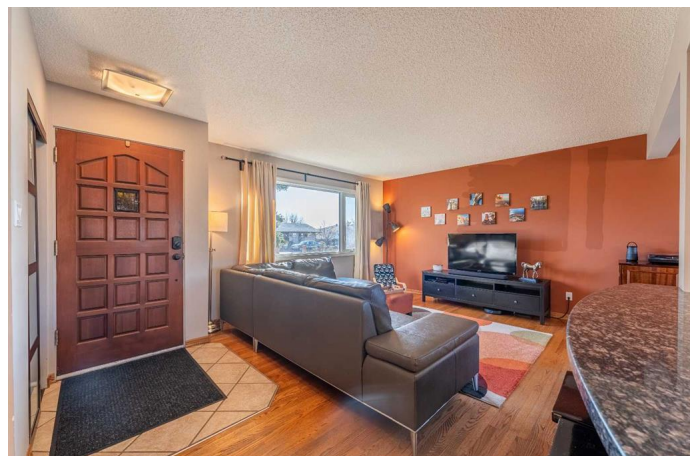
\$599,000

3 Bedroom, 2.00 Bathroom, 1,054 sqft

Residential on 0.12 Acres

Fairview, Calgary, Alberta

Welcome to 7227 Farrell Road SE, located on a beautiful tree lined street with a west facing backyard. Tired of the bland and boring grey and white color palette you see in most bungalows offered on the market lately? How about key features being preserved while enjoying a blend of modern comfort and timeless charm. The open concept layout welcomes you with the home's original solid wood door into a bright and spacious living area with the old school hardwood floors. The kitchen boasts a bay window for all of your happy plants, granite counters, stainless steel appliances, plenty of storage space, and a gas range. Head to your deck for an unmatched space that provides privacy, shade in the summer, incredible bird activity and the capacity to have as many people as you'd like. Additional backyard parking on gravel provides two extra spaces with barn door access off the alley, that's a total of 4 off street spaces, plus grass for the kids to enjoy, or you can take 30 seconds to head across the alley to the huge playground directly behind the house. Downstairs features a large bedroom with an egress window installed in 2021, recreation space with a murphy bed, laundry area and a beautiful bathroom oasis with a jetted tub, heated floor and separate glass shower. To add even more to this unbeatable value the double detached garage is oversized with two garage doors, counters and cabinets, with additional electrical!



Upgrades include a central air conditioning system installed in 2018, the roof on the house and garage were both replaced in 2013, while the gutters were replaced in 2021. New concrete retaining walls and sidewalk plus new fencing were all completed in 2023. Multiple windows in the home and garage have been replaced, enhancing energy efficiency and aesthetic appeal. The furnace has been overhauled to enjoy optimal performance and reliability. Roughed in plumbing downstairs for a wet bar in the recreation area, additional parking and an egress window that was installed in 2021 in the bedroom downstairs. This home has been impeccably maintained, ensuring a move-in-ready experience for its lucky new owners. Conveniently located within walking distance of the school, playground and pub, every amenity within 10 minutes of the home, and close to downtown, this home proves the convenience and tranquility of a well-established neighbourhood. Welcome your friends and family to your new home before Christmas, contact your Realtor for a full list of upgrades.

Built in 1959

Essential Information

MLS® #	A2092478
Price	\$599,000
Sold Price	\$599,000
Bedrooms	3
Bathrooms	2.00
Full Baths	2
Square Footage	1,054
Acres	0.12
Year Built	1959
Type	Residential
Sub-Type	Detached

Style	Bungalow
Status	Sold

Community Information

Address	7227 Farrell Road Se
Subdivision	Fairview
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2H 0T7

Amenities

Parking Spaces	4
Parking	Alley Access, Double Garage Detached, Insulated, Oversized, Paved

Interior

Interior Features	Granite Counters, Jetted Tub, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Recessed Lighting, Soaking Tub, Wired for Sound
Appliances	Central Air Conditioner, Dishwasher, Dryer, Garage Control(s), Gas Stove, Microwave Hood Fan, Washer
Heating	Central
Cooling	Central Air
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	Private Yard
Lot Description	Back Lane, Back Yard, Low Maintenance Landscape, No Neighbours Behind, Private
Roof	Asphalt Shingle
Construction	Stucco
Foundation	Poured Concrete

Additional Information

Date Listed	November 15th, 2023
Date Sold	November 27th, 2023
Days on Market	12
Zoning	R-C1
HOA Fees	0.00

Listing Details

Listing Office CIR REALTY

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