

\$568,888 - 7604 Farrell Road Se, Calgary

MLS® #A2116625

\$568,888

3 Bedroom, 2.00 Bathroom, 1,062 sqft
Residential on 0.11 Acres

Fairview, Calgary, Alberta

CONDITIONALLY SOLD With an amazing location and fabulous neighbours, this Fairview family home is ready for a new family to place their loving and personal touch on the next 63 years! Classic main floor layout with living room, large eat-in kitchen, 4-piece bath, 3 bedrooms. The star of the show is the expansive, beautifully renovated eat-in kitchen (2016) with stunning white cabinetry (soft close cupboards and drawers featuring pull-outs and hidden half drawers for extra utensils), unique sea glass backsplash, RO water filtration, Farbo Marmoleum natural flooring, gleaming quality appliances, quartz counters and windowsills, charging cubby and loads of storage cabinets in addition to the original corner pantry. The understudy is the gorgeous 4-piece main bath (2016) with quartz vanity, cupboard with "kick drawer," deep soaker tub, marbled tiling with glass accent. There's even a laundry chute to get those skivvies to the basement stat! Original hardwood adorning living room, hall and bedrooms was all sanded and refinished by 1992. Lower level offers rec room, den/flex room, workshop, laundry, cold room, and storage. Other 2016 updates include 2 kitchen windows, foam insulation in the outside walls surrounding the kitchen and bathroom, roof shingles and 2 whirly birds, permitted electrical panel, front veranda, lower deck, fence, and side gate. Hot water tank (2019), thermo-coupler on furnace (2024), front and back doors and water softener (2007). No parking on the street with your very



own double tandem driveway with rubber composite surface. Youâ€™ll love living close to downtown, and enjoy major shopping at Chinook Centre, Southcentre, Heritage Plaza and more. Bus stop is just steps away, with schools, parks, playgrounds, and bike park rounding out the Fairview experience. Convenient to Macleod, Deerfoot and Stoney Trails. Come check us out!

Built in 1961

Essential Information

MLS® #	A2116625
Price	\$568,888
Sold Price	\$552,500
Bedrooms	3
Bathrooms	2.00
Full Baths	1
Half Baths	1
Square Footage	1,062
Acres	0.11
Year Built	1961
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Sold

Community Information

Address	7604 Farrell Road Se
Subdivision	Fairview
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2H 0T6

Amenities

Parking Spaces	2
Parking	Driveway, Front Drive, Parking Pad, See Remarks, Tandem

Interior

Interior Features	Central Vacuum, No Smoking Home, Pantry, Quartz Counters
Appliances	Dishwasher, Electric Range, Microwave Hood Fan, Refrigerator, Washer/Dryer, Water Softener, Window Coverings
Heating	Forced Air
Cooling	None
Has Basement	Yes
Basement	Separate/Exterior Entry, Full, Partially Finished

Exterior

Exterior Features	Private Yard
Lot Description	Back Yard, Rectangular Lot
Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	March 23rd, 2024
Date Sold	May 1st, 2024
Days on Market	39
Zoning	R-C1
HOA Fees	0.00

Listing Details

Listing Office	Royal LePage Benchmark
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