

\$609,900 - 7208 Farrell Road Se, Calgary

MLS® #A2151435

\$609,900

3 Bedroom, 2.00 Bathroom, 1,054 sqft

Residential on 0.13 Acres

Fairview, Calgary, Alberta

For the first time on the market, this lovingly maintained 1053 sq ft bungalow is ready to welcome new owners. Nestled in the sought-after Fairview neighbourhood, this charming home boasts original hardwood floors in the living room, hallway and bedrooms, adding timeless character. The spacious living room is perfect for family gatherings and entertaining guests. Over the years, thoughtful upgrades have been made including kitchen cabinets, enhanced lighting, elegant crown molding, durable laminate flooring, updated windows, new shingles (2023), soffits and eaves. The developed lower level features a rec room, 2 versatile flex rooms (windows not egress), a convenient 3 piece bathroom and sizable laundry room with ample storage. Outdoor living is a delight with both front and back decks, offering options to enjoy the sun or shade throughout the day. The beautifully landscaped yard, complete with mature trees and perennials, provide a relaxing escape. 2 garden sheds and an oversized single garage with a driveway offering parking for up to 3 vehicles off the street. With quick possession available, this home is a fantastic opportunity to join the friendly Fairview community.

Built in 1959

Essential Information

MLS® #

A2151435



Price	\$609,900
Sold Price	\$613,000
Bedrooms	3
Bathrooms	2.00
Full Baths	2
Square Footage	1,054
Acres	0.13
Year Built	1959
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Sold

Community Information

Address	7208 Farrell Road Se
Subdivision	Fairview
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2H 0T6

Amenities

Parking Spaces	3
Parking	Off Street, Single Garage Detached

Interior

Interior Features	No Animal Home, No Smoking Home
Appliances	Dishwasher, Electric Stove, Garage Control(s), Refrigerator, Washer, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	None
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	Private Yard
Lot Description	Landscaped, Rectangular Lot, Treed
Roof	Asphalt Shingle
Construction	Wood Frame

Foundation Poured Concrete

Additional Information

Date Listed July 26th, 2024
Date Sold July 28th, 2024
Days on Market 2
Zoning R-C1
HOA Fees 0.00

Listing Details

Listing Office Century 21 Bamber Realty LTD.

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