

\$674,900 - 7224 Farrell Road Se, Calgary

MLS® #A2153411

\$674,900

4 Bedroom, 2.00 Bathroom, 1,061 sqft
Residential on 0.11 Acres

Fairview, Calgary, Alberta

Welcome home to this exquisitely updated bungalow nestled on a picturesque, tree-lined street in Fairview. The home seamlessly marries contemporary elegance with mid-century allure in a conveniently central and accessible location. Upon entry you'll be impressed by the original hardwood floors, stylish kitchen and an abundance of natural light. The impressive kitchen has been thoughtfully renovated, featuring generous granite countertops, espresso-stained cabinetry, stainless steel appliances, a tasteful tile backsplash, and a door leading to a charming deck and serene backyard. The main floor is home to three generously proportioned bedrooms and four piece bathroom. A separate entrance grants access to the lower level, offering potential for a secondary suite. A secondary suite would be subject to approval and permitting by the city/municipality. Downstairs you'll find a spacious recreational room, a full bath, a fourth bedroom, and a laundry and storage area. The stunning backyard offers an expansive deck, thoughtfully landscaped garden and green space with fruit-bearing trees, and a newly constructed stone retaining wall and fence. Additionally, a substantial oversized, heated double detached garage/shop awaits. This exceptional, meticulously cared-for property is situated in a prime Calgary location, steps from esteemed schools, playgrounds, parks, community centre, an off-leash dog park, the C-train



station, the Farmers Market and shopping and dining in every direction. Numerous updates in the last three years including basement renovation, garage upgrades, new furnace, trim and baseboards, new dishwasher, refrigerator, air conditioning and more! Experience the unparalleled charm and convenience of this remarkable home and its vibrant community.

Built in 1959

Essential Information

MLS® #	A2153411
Price	\$674,900
Sold Price	\$680,000
Bedrooms	4
Bathrooms	2.00
Full Baths	2
Square Footage	1,061
Acres	0.11
Year Built	1959
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Sold

Community Information

Address	7224 Farrell Road Se
Subdivision	Fairview
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2H0T6

Amenities

Parking Spaces	2
Parking	Double Garage Detached, Heated Garage

Interior

Interior Features	Ceiling Fan(s), Closet Organizers, Granite Counters, No Animal Home, No Smoking Home, Separate Entrance
Appliances	Dishwasher, Dryer, Electric Stove, Microwave Hood Fan, Oven, Refrigerator, Washer, Window Coverings
Heating	Forced Air
Cooling	Central Air
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	Private Entrance
Lot Description	Back Lane, Back Yard, Fruit Trees/Shrub(s), Front Yard, Landscaped, Street Lighting, Rectangular Lot
Roof	Asphalt Shingle
Construction	Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	August 1st, 2024
Date Sold	August 16th, 2024
Days on Market	15
Zoning	R-C1
HOA Fees	0.00

Listing Details

Listing Office	Charles
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