

\$609,900 - 7223 Farrell Road Se, Calgary

MLS® #A2154316

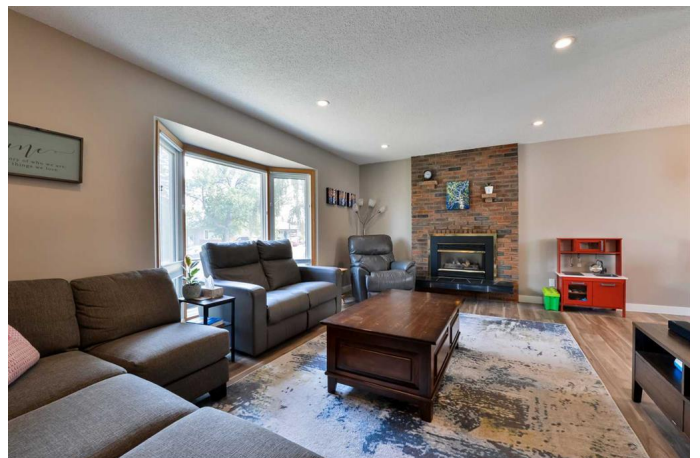
\$609,900

3 Bedroom, 2.00 Bathroom, 1,126 sqft

Residential on 0.13 Acres

Fairview, Calgary, Alberta

Exceptionally cared for and recently updated, this home offers a move-in ready opportunity to join a mature neighbourhood and fantastic location in Fairview. Recent improvements include: the asphalt shingles in 2016, replaced windows, a renovation on the lower level which added a bedroom and refreshed the 3-piece bathroom, and changed out windows and floor covering, R-14 insulation and foam board on exterior foundation walls, spray foam insulation and drywall lining the crawlspace with drywall, improved lighting, vinyl plank flooring on the main floor, and an island with a butcher block countertop and much, much more. Originally a 3-bedroom home on the upper level, it now has an expansive primary bedroom and a spacious 2nd bedroom, but it could easily be converted back to 3 bedrooms. This lot is amazing and comes with Robust raspberry patch which wraps around the sunroom and continue to beyond the fence on north side of the yard, and garage, as well as multiple currant bushes, three large rhubarb plants and a Saskatoon berry bush. Additionally, perennials can be found in both the front and back (peonies, roses, tiger lilies, poppies, tulips). For the gardeners out there, the sunroom in the back has raised garden boxes, and has a water irrigation set up that stays with the home. The main level is open and bright, with a wood burning fireplace and gas log lighter insert and is lined with brick. New flooring throughout this level and patio doors off the kitchen for easy access to the BBQ and



back yard. No issue for parking as this home has a large detached 2 car garage as well as off-street parking out front. Come and have a look, appointments are easy for this home between 8:30am and 8:30pm.

Built in 1959

Essential Information

MLS® #	A2154316
Price	\$609,900
Sold Price	\$611,000
Bedrooms	3
Bathrooms	2.00
Full Baths	2
Square Footage	1,126
Acres	0.13
Year Built	1959
Type	Residential
Sub-Type	Detached
Style	3 Level Split
Status	Sold

Community Information

Address	7223 Farrell Road Se
Subdivision	Fairview
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2H 0T7

Amenities

Parking Spaces	2
Parking	Alley Access, Double Garage Detached

Interior

Interior Features	No Animal Home, No Smoking Home, Recessed Lighting, Storage
Appliances	Central Air Conditioner, Electric Range, Freezer, Microwave, Washer/Dryer

Heating	Forced Air, Natural Gas
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Brick Facing, Family Room, Gas, Mantle, Mixed, Wood Burning
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	Garden, Lighting, Private Yard, Rain Barrel/Cistern(s)
Lot Description	Back Lane, Garden
Roof	Asphalt Shingle
Construction	Brick, Mixed, Stucco, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	August 7th, 2024
Date Sold	August 21st, 2024
Days on Market	14
Zoning	R-C1
HOA Fees	0.00

Listing Details

Listing Office	Real Estate Professionals Inc.
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