



GRASSROOTS

REALTY GROUP

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**7224 Farrell Road SE
Calgary, Alberta**

MLS # A2310624



\$719,900

Division:	Fairview		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,063 sq.ft.	Age:	1959 (67 yrs old)
Beds:	4	Baths:	2
Garage:	Double Garage Detached, Heated Garage		
Lot Size:	0.11 Acre		
Lot Feat:	Back Yard, Few Trees, Landscaped, Street Lighting		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Granite Counters, Separate Entrance		

Inclusions: None

Discover this beautifully renovated bungalow located on a quiet, tree-lined street in the highly desirable community of Fairview. Blending timeless mid-century character with modern updates, this exceptional home offers style, comfort, and an unbeatable central Calgary location. Step inside to find hardwood flooring, abundant natural light, and a tastefully updated kitchen featuring granite countertops, espresso-stained cabinetry, stainless steel appliances, a tiled backsplash, and direct access to the backyard deck. The main floor offers three spacious bedrooms and a well-appointed four-piece bathroom. A separate side entrance provides access to the fully developed basement, offering excellent potential for a future secondary suite (subject to approval and permitting by the city/municipality). The lower level includes a large recreation room, a full bathroom, a fourth bedroom, and a dedicated laundry and storage area. The private backyard is a true retreat, complete with a large deck that was freshly painted just days ago, beautifully landscaped green space, fruit-bearing trees, and a newly built stone retaining wall and fence. The oversized heated double detached garage/shop provides ample room for vehicles, tools, and hobbies. This meticulously maintained home has seen numerous updates, including a basement renovation, garage improvements, trim and baseboards, newer dishwasher and refrigerator, and more. Major upgrades include brand new interior paint and a freshly painted deck completed just days ago, furnace (2022), central air conditioning (2022), new shingles (2017), and hot water tank (2014). Ideally situated just steps from top-rated schools, playgrounds, parks, the community centre, off-leash dog park, CTrain station, Calgary Farmers' Market, and a wide variety of shopping and dining options, this outstanding property offers a rare opportunity to enjoy

both charm and convenience in one of Calgary's most established communities. Book your private showing today and make this exceptional Fairview home yours!