



## 7611 Farrell Road Calgary Alberta

\$619,900

Welcome to your new home in the heart of Calgary's desirable Fairview neighborhood! This spacious 3 + 1 bedroom, 1115 sq. ft. home features New Shingles and Eaves being installed September 2024, original hardwood flooring hidden beneath the carpets, a modern kitchen with granite countertops, maple cabinets and a huge master bedroom. The fully finished basement includes a bedroom, rec room, 3 piece bathroom, cold/wine room and laundry area. An fantastic OVERSIZED 29 x 25 detached heated garage (2 x 6 walls, and 4ft of plywood wall all around the bottom) provides a dream space for any hobbyist. The RV parking ensures ample space for all your outdoor adventures. Located in an inner city community close to schools, shopping, parks and public transportation, this solid home offers both convenience and comfort. Don't miss out on this fantastic opportunity! (id:6769)

Family room 16.42 Ft x 11.67 Ft

Recreational, Games room 16.50 Ft x 10.75 Ft

Bedroom 15.25 Ft x 11.08 Ft

3pc Bathroom 6.42 Ft x 5.92 Ft

Living room 16.92 Ft x 12.25 Ft

Kitchen 11.50 Ft x 10.50 Ft

Dining room 11.00 Ft x 7.58 Ft

Primary Bedroom 16.75 Ft x 11.08 Ft

Bedroom 12.00 Ft x 10.67 Ft

Bedroom 10.75 Ft x 9.83 Ft

4pc Bathroom 6.67 Ft x 6.42 Ft

Listing Presented By:



Originally Listed by:  
Century 21 Bamber Realty LTD.

**RE/MAX Realty Professionals**

#10, 6020 - 1A ST SW , Calgary, AB,

Phone: 403-259-4141  
darylcarlson@shaw.ca