



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**7611 FARRELL Road, Calgary T2H 0T7**

MLS® #: **A2115816**

Area: **Fairview**

Listing Date: **08/06/24**

List Price: **\$619,900**

Status: **Active**

County: **Calgary**

Change: **-\$10k, 22-Aug**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**  
Sub Type: **Detached**  
City/Town: **Calgary**  
Year Built: **1959**  
Lot Information  
Lot Sz Ar: **4,994 sqft**  
Lot Shape:

Finished Floor Area

Abv Sqft: **1,115**  
Low Sqft:  
Ttl Sqft: **1,115**

DOM

**107**  
Layout  
Beds: **4 (3 1 )**  
Baths: **2.0 (2 0)**  
Style: **Bungalow**

Parking

Ttl Park: **3**  
Garage Sz: **2**

Access:

Lot Feat:

Park Feat:

**Back Lane,Back Yard,City Lot,Landscaped,Rectangular Lot**

**220 Volt Wiring,Additional Parking,Alley Access,Double Garage Detached,Garage Door Opener,Heated Garage,Insulated,Oversized,RV Access/Parking**

Utilities and Features

Roof: **Asphalt Shingle**  
Heating: **Forced Air,Natural Gas**  
Sewer:  
Ext Feat: **Other**

Construction: **Brick,Vinyl Siding,Wood Frame**  
Flooring: **Carpet,Hardwood,Laminate,Linoleum,Tile**  
Water Source:  
Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Dishwasher,Dryer,Electric Stove,Garage Control(s),Microwave Hood Fan,Refrigerator,Washer,Window Coverings**  
Int Feat: **Ceiling Fan(s),Granite Counters,No Smoking Home**  
Utilities:

Room Information

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
<b>Living Room</b>	<b>Main</b>	<b>16`11" x 12`3"</b>
<b>Dining Room</b>	<b>Main</b>	<b>11`0" x 7`7"</b>
<b>Bedroom</b>	<b>Main</b>	<b>12`0" x 10`8"</b>
<b>Family Room</b>	<b>Lower</b>	<b>16`5" x 11`8"</b>
<b>Bedroom</b>	<b>Lower</b>	<b>15`3" x 11`1"</b>
<b>3pc Bathroom</b>	<b>Lower</b>	<b>6`5" x 5`11"</b>

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
<b>Kitchen</b>	<b>Main</b>	<b>11`6" x 10`6"</b>
<b>Bedroom - Primary</b>	<b>Main</b>	<b>16`9" x 11`1"</b>
<b>Bedroom</b>	<b>Main</b>	<b>10`9" x 9`10"</b>
<b>Game Room</b>	<b>Lower</b>	<b>16`6" x 10`9"</b>
<b>4pc Bathroom</b>	<b>Main</b>	<b>6`8" x 6`5"</b>

Legal/Tax/Financial

Title:  
**Fee Simple**  
Legal Desc:

**8409HP**

Zoning:  
**R-C1**

Remarks

Pub Rmks:

**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!**

Inclusions:  
Property Listed By:

**None**  
**Century 21 Bamber Realty LTD.**

**TO VIEW THIS PROPERTY WITH AN A-TEAM BUYER'S AGENT PLEASE CONTACT (587) 700-7123**









