

86 FARNHAM Drive, Calgary T2H 1C6

MLS® #: **A2197051** Area: **Fairview** Listing Date: **02/26/25** List Price: **\$619,900**
 Status: **Active** County: **Calgary** Change: **None** Association: **Fort McMurray**



General Information

Prop Type: **Residential Detached**
 Sub Type: **Detached**
 City/Town: **Calgary**
 Year Built: **1960**
Lot Information
 Lot Sz Ar: **4,994 sqft**
 Lot Shape:

Finished Floor Area
 Abv Sqft: **1,025**
 Low Sqft:
 Ttl Sqft: **1,025**

DOM

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

Parking

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

Access:
 Lot Feat: **Back Lane, No Neighbours Behind, Private**
 Park Feat: **Double Garage Detached**

Utilities and Features

Roof: **Asphalt Shingle**
 Heating: **High Efficiency, Forced Air, Natural Gas**
 Sewer:
 Ext Feat: **Private Yard**
 Construction: **Stucco, Wood Frame**
 Flooring: **Hardwood, Laminate, Vinyl Plank**
 Water Source:
 Fnd/Bsmt: **Poured Concrete**
 Kitchen Appl: **Dishwasher, Dryer, Electric Stove, Refrigerator, Washer, Window Coverings**
 Int Feat: **Open Floorplan**
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Living Room	Main	13`3" x 12`2"	Dining Room	Main	7`1" x 12`2"
Bedroom - Primary	Main	9`7" x 11`9"	Bedroom	Main	9`7" x 8`5"
Bedroom	Main	11`11" x 9`0"	Kitchen	Main	10`11" x 12`0"
4pc Bathroom	Main	8`5" x 5`1"	3pc Bathroom	Lower	8`4" x 7`4"
Bedroom	Lower	14`6" x 12`7"	Game Room	Lower	19`10" x 25`2"
Furnace/Utility Room	Lower	12`7" x 20`7"			

Legal/Tax/Financial

Title: **Fee Simple** Zoning: **R-CG**

Legal Desc:

3323HR

Remarks

Pub Rmks:

Open House: Saturday, March 1, 2025, from 1-4 PM. This well-maintained home is ready for its next owner! Featuring three bedrooms and a four-piece bathroom on the main floor, plus a fully renovated and spacious basement with a fourth bedroom and ensuite, this home offers added versatility. A brand-new high-efficiency furnace (2025) and hot water tank (2025) provide peace of mind, while updated luxury vinyl plank flooring enhances the home's warmth and modern appeal. The oversized double garage and backing onto an off-leash green space ensure ample parking and outdoor enjoyment, a newly built fence adding privacy for a peaceful retreat. Families will appreciate the close proximity to Fairview School, which offers a French Immersion Program, and Henry Wise Wood High School, the designated school for the International Baccalaureate (IB) program for CBE areas 5 and 6—making it an ideal choice for those seeking top-tier education. Located close to Chinook Centre, Costco, IKEA, Walmart, Superstore, the Farmer's Market, and with Osten & Victor Alberta Tennis Centre and Acadia Recreation Complex nearby—shopping, dining and recreation options are just minutes away! Listed below the City 2025 property assessment value, this is an opportunity to own a quality home in a convenient location, great neighborhood, at an affordable price!

Inclusions:

None

Property Listed By:

Homecare Realty Ltd.

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







