

# \$599,900 - 10 Farnham Drive Se, Calgary

MLS® #A2221949

**\$599,900**

3 Bedroom, 2.00 Bathroom, 1,045 sqft

Residential on 0.01 Acres

Fairview, Calgary, Alberta

Opportunity knocks with some major updates already completed and ready for YOUR touch to make this your forever home! Shingles 2024, newer windows, furnace 2014. Great 3-bedroom home (+ lower level "den") on a very quiet street in the heart of family friendly Fairview. Only a block from schools, playgrounds, and easy access to major commuting routes. Great natural light all year from a south wall of windows. Fresh white kitchen and adjoining dining area with window seat overlooking the large deck and beautiful back yard. Note: Hardwood flooring under carpet on main floor. The basement features a big games room and potential 4th bedroom (now a den), 2 pce bathroom & laundry room. Large private lot, heated double rear garage perfect for a workshop, RV parking, garden and room for the children and pets to play. Big sunny deck with a gas outlet perfect for entertaining and summer BBQ's. You will love being steps to School, public transportation, shopping and main roads. Hurry to this exceptionally well-located gem. Pictures are from when vacant.



Built in 1959

## Essential Information

MLS® # A2221949

Price \$599,900

Bedrooms 3

|                |             |
|----------------|-------------|
| Bathrooms      | 2.00        |
| Full Baths     | 1           |
| Half Baths     | 1           |
| Square Footage | 1,045       |
| Acres          | 0.01        |
| Year Built     | 1959        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | Bungalow    |
| Status         | Active      |

### Community Information

|             |                     |
|-------------|---------------------|
| Address     | 10 Farnham Drive Se |
| Subdivision | Fairview            |
| City        | Calgary             |
| County      | Calgary             |
| Province    | Alberta             |
| Postal Code | T2H 1C6             |

### Amenities

|                |  |
|----------------|--|
| Parking Spaces | 2  |
| Parking        | Double Garage Detached, Workshop in Garage |
| # of Garages   | 2  |

### Interior

|                   |   |
|-------------------|---|
| Interior Features | Storage   |
| Appliances        | Dishwasher, Dryer, Electric Stove, Garburator, Range Hood, Refrigerator, Washer, Water Softener, Window Coverings |
| Heating           | Forced Air, Natural Gas   |
| Cooling           | None  |
| Fireplace         | Yes   |
| # of Fireplaces   | 1   |
| Fireplaces        | Living Room, Wood Burning Stove   |
| Has Basement      | Yes   |
| Basement          | Full, Partially Finished  |

### Exterior

|                   |                  |
|-------------------|------------------|
| Exterior Features | Private Yard     |
| Lot Description   | Back Lane, Level |

|              |                                |
|--------------|--------------------------------|
| Roof         | Asphalt                        |
| Construction | Brick, Wood Frame, Wood Siding |
| Foundation   | Poured Concrete                |

### **Additional Information**

|                |                |
|----------------|----------------|
| Date Listed    | May 29th, 2025 |
| Days on Market | 9              |
| Zoning         | R-CG           |

### **Listing Details**

|                |                             |
|----------------|-----------------------------|
| Listing Office | RE/MAX House of Real Estate |
|----------------|-----------------------------|

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