

# \$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	11
Zoning	R-CG

### **Listing Details**

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

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.