



**GRASSROOTS**  
REALTY GROUP

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**27 Farnham Drive SE**  
**Calgary, Alberta**

**MLS # A2228171**



**\$585,000**

<b>Division:</b>	Fairview		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bungalow		
<b>Size:</b>	1,053 sq.ft.	<b>Age:</b>	1959 (66 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	1 full / 1 half
<b>Garage:</b>	Alley Access, Double Garage Detached, Garage Faces Rear, Off Street, Sing		
<b>Lot Size:</b>	0.11 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, Interior Lot, Low Maintenance Landscape, Rectangula		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Hardwood, Linoleum	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding, Wood Frame	<b>Zoning:</b>	R-CG
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Bar, Built-in Features, Ceiling Fan(s), Closet Organizers, Laminate Counters, Storage, Vinyl Windows		

**Inclusions:** None

This charming 1,053 sq ft bungalow offers a warm and inviting layout, perfect for comfortable living and entertaining. The main floor features beautiful hardwood flooring throughout, a striking brick wall with a wood-burning fireplace hearth, and a cozy ambiance that's hard to find. You'll find two well-sized bedrooms on the main level, including a spacious primary bedroom, along with a full 4-piece bathroom. Downstairs, the finished basement adds great versatility with a third bedroom, a 2-piece bath, a fun bar area, and a wood shake feature wall that adds rustic character. There's also plenty of storage space to keep things organized. Outside, the property impresses with two wood decks, a brick patio for summer gatherings, and mature trees in the front yard offering natural shade and privacy. For added convenience and value, the home includes both a single and a double detached garage—ideal for vehicles, hobbies, or extra storage. This is a rare opportunity with character, function, and curb appeal all in one!