



**GRASSROOTS**  
REALTY GROUP

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**104 Falshire Close NE**  
**Calgary, Alberta**

**MLS # A2215131**



**\$520,000**

<b>Division:</b>	Falconridge		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bi-Level		
<b>Size:</b>	978 sq.ft.	<b>Age:</b>	1987 (38 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	2
<b>Garage:</b>	Double Garage Detached, Heated Garage, RV Access/Parking		
<b>Lot Size:</b>	0.08 Acre		
<b>Lot Feat:</b>	Back Lane, Front Yard, Garden, Landscaped, Lawn, Level, Street Lighting		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Hardwood	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full, Suite, Walk-Up To Grade	<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>	High Ceilings, Jetted Tub		

**Inclusions:** shed

RENOVATED BI LEVEL WITH 2+2 BEDROOMS AND 2 FULL BATHS. MAIN LEVEL LIVING ROOM AND KITCHEN WITH VAULTED CEILING. NEWER OAK KITCHEN CABINETS WITH TEMPERED GLASS.TILE FLOORING.MAIN LEVEL HAS DEN ASWEL. MAIN LEVEL BATH WITH JETTED TUB.FULLY FINISHED BASEMENT WITH 2 BEDROOM ILLEGAL SUITE WITH SEPARATE WALK UP ENTRANCE AND SEPARATE LAUNDRY UP AND DOWN.DOUBLE HEATED GARAGE.BASEMENT LIVING ROOM WITH STONE FACED FIRE PLACE.HOT WATER TANK AND FURNACE HAS BEEN REPLACED OVER THE LAST FEW YEARS.CLOSE TO ALL LEVELS OF SCHOOLS,SHOPPING AND THE BUS ROUTE,CLOSE TO SIKH TEMPLE. VERY EASY TO SHOW.SHOWS VERY WELL. VERY GOOD FOR FIRST TIME BUYERS OR INVESTMENT.NEWER WINDOWS IN 2005.