



GRASSROOTS
REALTY GROUP

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84 Faldale Close NE
Calgary, Alberta

MLS # A2223252



\$569,000

Division:	Falconridge		
Type:	Residential/House		
Style:	Bi-Level		
Size:	1,059 sq.ft.	Age:	1981 (44 yrs old)
Beds:	5	Baths:	2 full / 1 half
Garage:	Off Street, Parking Pad		
Lot Size:	0.10 Acre		
Lot Feat:	Back Lane, Front Yard, Level, Triangular Lot		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Tile, Wood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Separate/Exterior Entry, Finished, Full, Suite, Walk-Up To Grade	LLD:	-
Exterior:	Concrete, Vinyl Siding	Zoning:	RC-G
Foundation:	Poured Concrete	Utilities:	-
Features:	See Remarks		

Inclusions: NA

84 FALDALE CLOSE NE . welcome to this beautiful full of potential property located on a quite street on a huge lot. This house offers 5 bedrooms and 2.5 bathrooms . This well kept bi-level is a perfect fit a first time home buyer or a investor to add on to their rental portfolio . Upstairs offers 3 bedrooms and 1.5 baths . Basement is beautifully built with lots of sunlight through the huge windows offers 2 addition bedrooms and separate entrance to the back with kitchen . well planned house with laundry in the common area for two different rental units , the basement has another laundry rough in for a completely separate laundry .CLEAN , WELL KEPT PROPTERY ,QUITE LOCATION , CAN BE A GREAT RENTAL OR THE HOUSE TO RAISE YOUR FAMILY WITH RENTAL FROM THE BASEMENT.