



**GRASSROOTS**  
REALTY GROUP

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**21 Falchurch Road NE**  
**Calgary, Alberta**

**MLS # A2225817**



**\$424,888**

<b>Division:</b>	Falconridge		
<b>Type:</b>	Residential/Duplex		
<b>Style:</b>	Attached-Side by Side, Bi-Level		
<b>Size:</b>	923 sq.ft.	<b>Age:</b>	1981 (44 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	1 full / 1 half
<b>Garage:</b>	Driveway, Front Drive, Garage Door Opener, Garage Faces Front, Oversized,		
<b>Lot Size:</b>	0.07 Acre		
<b>Lot Feat:</b>	Back Yard, Rectangular Lot, See Remarks		

**Heating:** Central, Fireplace(s), Forced Air, Natural Gas

**Floors:** Carpet, Ceramic Tile, Laminate

**Roof:** Asphalt

**Basement:** Finished, See Remarks

**Exterior:** Brick, Wood Frame, Wood Siding

**Foundation:** Poured Concrete

**Features:** Built-in Features, Ceiling Fan(s), Closet Organizers, Laminate Counters, Vinyl Windows

**Water:** -

**Sewer:** -

**Condo Fee:** -

**LLD:** -

**Zoning:** R-CG

**Utilities:** -

**Inclusions:** security cameras, shed, 2 wardrobes in basement, furnace in garage(in box)

This home is not for everyone but it may be perfect for you.. So many upgrades and move in ready!! Are you a gourmet at heart? Love to entertain? Need a garage that actually fits your life? This exceptionally well maintained and affordable home checks every box-and then some. Located on a quiet street, this charming property offers thoughtful upgrades and unique standout features that make it a notch above the competition. Step inside to discover custom built-ins throughout for smart stylish storage, a cozy wood burning fireplace, and renovated bathrooms that add a touch of luxury to your daily routine. The updated kitchen features a top of the line gas stove and all newer stainless steel appliances perfect for whipping up dinner party delights or weekday favourites. There are two bedrooms and a welcome dining area-ideal for relaxed meals or hosting your favourite people. But where this home truly shines is outside: a HUGE PATIO complete with built-in outdoor kitchen that's practically begging for summer nights, BBQ's and backyard memories. Need a garage? You've got it. The oversized single garage is nearly the size of a double- plus it comes with a brand new furnace (still in the box) just waiting for installation. And don't forget the newer furnace and hot water tank inside the home- big ticket items already taken care of. Whether you're a first time buyer, downsizing or looking for a lifestyle home that blends indoor comfort with outdoor entertaining, this one's a must see.