



GRASSROOTS
REALTY GROUP

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21 Falchurch Road NE
Calgary, Alberta

MLS # A2225817



\$424,888

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