



GRASSROOTS
REALTY GROUP

1-833-477-6687
aloha@grassrootsrealty.ca

168 Faldale Close NE
Calgary, Alberta

MLS # A2227004



\$695,000

Division:	Falconridge		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,101 sq.ft.	Age:	1981 (44 yrs old)
Beds:	6	Baths:	3
Garage:	Off Street		
Lot Size:	0.07 Acre		
Lot Feat:	Back Lane, Back Yard, Front Yard, Rectangular Lot, See Remarks		

Heating:	Forced Air	Water:	-
Floors:	Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Separate/Exterior Entry, Finished, Full	LLD:	-
Exterior:	Vinyl Siding	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	No Animal Home, No Smoking Home, Quartz Counters, Separate Entrance, Vinyl Windows		

Inclusions:	N/A
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Fully Renovated Investment Opportunity or First-Time Buyer's Home! An excellent opportunity for first-time buyers or investor. This fully renovated home is ideally situated in a family-friendly community, offering convenient access to the recreation center, Stoney Trail, and McKnight Boulevard. Nearby, you'll find top-rated schools, shopping centers, and public transportation for added convenience. The main level features three spacious bedrooms and a full bathroom, with a thoughtfully updated interior. The basement, with a separate entrance, includes two illegal suites—one with two bedrooms, a full bathroom, a kitchen, and a living area, and the other with one bedroom, a full bathroom, a kitchen, and a living space. This home has been fully renovated with new appliances, modern cabinetry, and updated vinyl flooring throughout. Additional upgrades include new vinyl windows (2019), a newer roof (2016), updated vinyl siding (2024). Situated on a quiet street in Falconridge, this property boasts generously sized rooms, especially the living and dining areas, creating a comfortable and inviting space. Move-in ready and an excellent investment opportunity!