



GRASSROOTS
REALTY GROUP

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**276 Fallswater Road NE
Calgary, Alberta**

MLS # A2229260



\$459,900

Division:	Falconridge		
Type:	Residential/House		
Style:	Bungalow		
Size:	856 sq.ft.	Age:	1979 (46 yrs old)
Beds:	2	Baths:	2
Garage:	Double Garage Detached		
Lot Size:	0.10 Acre		
Lot Feat:	Back Lane, Back Yard, Level, Treed		

Heating:	Forced Air, Natural Gas
Floors:	Carpet, Linoleum
Roof:	Asphalt Shingle
Basement:	Finished, Full
Exterior:	Stucco, Wood Frame
Foundation:	Poured Concrete
Features:	Ceiling Fan(s), No Animal Home, No Smoking Home, Wet Bar

Water:	-
Sewer:	-
Condo Fee:	-
LLD:	-
Zoning:	R-CG
Utilities:	-

Inclusions: Window Coverings

PRICE REDUCED! Discover this delightful bungalow (with a big double garage!) nestled on a quiet street, just a short walk away from a dog park, perfect for pet lovers! Boasting exceptional curb appeal, this home features a spacious and sun-lit living room, creating an inviting atmosphere for relaxing and entertaining. The generously sized backyard offers endless possibilities for gardening or outdoor activities, while the double detached garage provides ample storage and convenience. Though this home would shine with some upgrades and personal touches, it is priced competitively for a quick sale. Don't miss the opportunity to transform this gem into your dream home! Schedule your viewing today!