



GRASSROOTS
REALTY GROUP

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3 Falwood Place NE
Calgary, Alberta

MLS # A2235789



\$439,900

Division:	Falconridge		
Type:	Residential/House		
Style:	Bungalow		
Size:	858 sq.ft.	Age:	1979 (46 yrs old)
Beds:	3	Baths:	1
Garage:	Alley Access, Stall		
Lot Size:	0.11 Acre		
Lot Feat:	Back Lane, Back Yard, Corner Lot		

Heating: Forced Air

Floors: Carpet, Laminate

Roof: Asphalt Shingle

Basement: Finished, Full

Exterior: Wood Frame, Wood Siding

Foundation: Poured Concrete

Features: Soaking Tub

Water: -

Sewer: -

Condo Fee: -

LLD: -

Zoning: R-1

Utilities: -

Inclusions: nil

EXCELLENT OPPORTUNITY FOR INVESTORS OR FIRST TIME BUYERS! Located in the center of Falconridge behind a public elementary school, this cozy bungalow features on the main floor a nice sized living room, a large country kitchen, a 4-piece bathroom and two generous sized bedrooms. The finished basement consists of a large family room, a utility /laundry room, a large bedroom, and a creative area for crafting. The back door opens to a large deck area and a huge, fenced corner backyard. Room for RV parking. There is lots of room here to build your future garage. Close to shopping, schools, Peter Lougheed Hospital and parks and playground spaces. Make this cozy bungalow your next home!