



GRASSROOTS
REALTY GROUP

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143 Falton Drive NE
Calgary, Alberta

MLS # A2242592



\$436,000

Division:	Falconridge		
Type:	Residential/Duplex		
Style:	Attached-Side by Side, Bungalow		
Size:	990 sq.ft.	Age:	1981 (44 yrs old)
Beds:	5	Baths:	2 full / 1 half
Garage:	Off Street, Parking Pad		
Lot Size:	0.06 Acre		
Lot Feat:	Back Lane, Back Yard, Interior Lot		

Heating:	Forced Air	Water:	-
Floors:	Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full, Suite	LLD:	-
Exterior:	Concrete, Other, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	See Remarks		

Inclusions:	N/A
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Introducing this UPDATED bungalow-style semi-detached home in the heart of Falconridge. This exceptional property features a fully finished two-bedroom illegal basement suite. Upon arrival, you are greeted by a freshly painted interior and new laminate flooring throughout, enhancing the home's bright and inviting atmosphere. The main level offers a spacious family room, a well-appointed kitchen, three bedrooms, one 4-piece bathroom, and a 2-piece ensuite. The lower level features a sizable family room—ideal for relaxation—along with two comfortable bedrooms, a 4-piece bathroom, and a laundry room. This home is ideally located within walking distance to parks and several schools. Don't miss the opportunity to own this bungalow-style home with an income-generating basement. RECENT UPDATES include: newer paint, laminate flooring, newer roof, and new basement windows.