



GRASSROOTS
REALTY GROUP

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84 Faldale Close NE
Calgary, Alberta

MLS # A2243558



\$559,000

| | | | |
|------------------|--|---------------|-------------------|
| Division: | Falconridge | | |
| Type: | Residential/House | | |
| Style: | Bi-Level | | |
| Size: | 1,059 sq.ft. | Age: | 1981 (44 yrs old) |
| Beds: | 5 | Baths: | 2 full / 1 half |
| Garage: | Off Street, Parking Pad | | |
| Lot Size: | 0.10 Acre | | |
| Lot Feat: | Back Lane, Front Yard, Level, Triangular Lot | | |

| | | | |
|--------------------|--|-------------------|------|
| Heating: | Forced Air | Water: | - |
| Floors: | Carpet, Tile, Wood | Sewer: | - |
| Roof: | Asphalt Shingle | Condo Fee: | - |
| Basement: | Separate/Exterior Entry, Finished, Full, Suite, Walk-Up To Grade | LLD: | - |
| Exterior: | Concrete, Vinyl Siding | Zoning: | RC-G |
| Foundation: | Poured Concrete | Utilities: | - |
| Features: | See Remarks | | |

Inclusions: na

84 FALDALE CLOSE NE . welcome to this beautiful full of potential property located on a quite street on a huge lot. This house offers 5 bedrooms and 2.5 bathrooms . This well kept bi-level is a perfect fit a first time home buyer or a investor to add on to their rental portfolio . Upstairs offers 3 bedrooms and 1.5 baths . Basement is beautifully built with lots of sunlight through the huge windows offers 2 addition bedrooms and separate entrance to the back with kitchen . well planned house with laundry in the common area for two different rental units , the basement has another laundry rough in for a completely separate laundry BASEMENT IS BUILT WITH CODE WITH OVERSIZED WINDOWS AND CAN TURN INTO LEGAL SUITE EASILY .CLEAN , WELL KEPT PROPTERY ,QUITE LOCATION , CAN BE A GREAT RENTAL OR THE HOUSE TO RAISE YOUR FAMILY WITH RENTAL FROM THE BASEMENT.