



GRASSROOTS
REALTY GROUP

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5 Falsby Place NE
Calgary, Alberta

MLS # A2249165



\$425,000

Division:	Falconridge		
Type:	Residential/Duplex		
Style:	2 Storey, Attached-Side by Side		
Size:	1,276 sq.ft.	Age:	1981 (44 yrs old)
Beds:	3	Baths:	1 full / 1 half
Garage:	Alley Access, Parking Pad		
Lot Size:	0.07 Acre		
Lot Feat:	Back Lane, Back Yard, Lawn, See Remarks		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Ceramic Tile, Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full, Unfinished	LLD:	-
Exterior:	Vinyl Siding	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	No Smoking Home, Vinyl Windows		

Inclusions:	Shed, Blinds
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Do not miss! Excellently maintained home with 1276 square feet of great space! Newer furnace, hot water tank, windows, roof, upgraded pet friendly carpet. This comfortable home is right across from a playground and greenspace and walking distance to schools! There is ample space to build a garage and loads of room in the delightful backyard!