



**GRASSROOTS**  
REALTY GROUP

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**21 Falchurch Road NE**  
**Calgary, Alberta**

**MLS # A2253216**



**\$399,800**

<b>Division:</b>	Falconridge		
<b>Type:</b>	Residential/Duplex		
<b>Style:</b>	Attached-Side by Side, Bi-Level		
<b>Size:</b>	923 sq.ft.	<b>Age:</b>	1981 (44 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	1 full / 1 half
<b>Garage:</b>	Additional Parking, Driveway, Garage Door Opener, Garage Faces Front, Over		
<b>Lot Size:</b>	0.07 Acre		
<b>Lot Feat:</b>	Back Yard, Front Yard, Street Lighting		

**Heating:** Central, Fireplace(s), Forced Air, Natural Gas

**Floors:** Carpet, Ceramic Tile, Laminate

**Roof:** Asphalt Shingle

**Basement:** Finished, See Remarks

**Exterior:** Brick, Wood Frame, Wood Siding

**Foundation:** Poured Concrete

**Features:** Built-in Features, Ceiling Fan(s), Closet Organizers, Laminate Counters, No Smoking Home, Vinyl Windows

**Water:** -

**Sewer:** -

**Condo Fee:** -

**LLD:** -

**Zoning:** R-CG

**Utilities:** -

**Inclusions:** security cameras

Affordable living with no condo fees! Welcome to 21 Falchurch Rd NE, an attached 2-storey home on a quiet street in family-friendly Falconridge. Walking distance to schools, parks, transit, and just minutes to shops and amenities. Upstairs offers 2 bedrooms and a full bath, while the finished lower level adds incredible flexibility &ndash; create a spacious primary suite, family room, or even 2 more bedrooms. A 2-pc bath with space for a shower expands the possibilities. The main floor is bright and inviting, featuring a cozy fireplace with gas lighter and a modern kitchen with high-end gas stove, dishwasher, and heavy-duty range hood &ndash; perfect for the home chef. Thoughtful upgrades include built-ins, closet organizers, and kitchen pull-outs. Enjoy a fully fenced yard with a huge deck, BBQ/bar area, and storage shed &ndash; ideal for entertaining. The oversized single garage (18x20 &ndash; fits like a double) provides extra space for vehicles, bikes, or a workshop. All big ticket items like furnace, Ht water tank, windows, roof are newer and this property is move -in ready. Now offered at \$399,800 &ndash; excellent value compared to townhouses with condo fees. Quick possession available!