



GRASSROOTS
REALTY GROUP

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108 Falchurch Crescent NE
Calgary, Alberta

MLS # A2263473



\$529,900

Division:	Falconridge		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,049 sq.ft.	Age:	1980 (45 yrs old)
Beds:	4	Baths:	2 full / 1 half
Garage:	Alley Access, On Street, RV Access/Parking		
Lot Size:	0.09 Acre		
Lot Feat:	Back Lane		

Heating:	Central, Forced Air	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood, Vinyl	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Ceiling Fan(s), Laminate Counters, No Animal Home, No Smoking Home, Vinyl Windows		

Inclusions: Outdoor Patio Swing, TV Mounts, TV in the Dining Area, Freezer(AS-IS) in the basement

OPEN HOUSE ON FRIDAY FROM 4PM TO 6PM | SATURDAY FROM 12PM-3PM. Step into this beautifully maintained home with over 2000 sq.ft of living space. This bungalow is nestled in one of Falconridge's quietest streets. The main level features 3 spacious bedrooms, including the primary large enough for a king-sized bed, a modern 4-piece bathroom and hardwood floors throughout. The gorgeous open concept kitchen is perfect for family dinners, while the bright living room with a wood-burning fireplace creates a warm, inviting atmosphere. Step onto your large west-facing deck—ideal for BBQs and sunset evenings. Enjoy the sunny west facing backyard with RV parking with a paved back alley access and a storage box. The large shed at the back, with a little over 100 sq. ft. of space, is perfect for all your tools and equipment. Major updates include shingles(2016), siding(2016), furnace(2016), and windows (2016) for added peace of mind and energy efficiency. The fully finished basement adds incredible flexibility with a large bedroom and walk-in closet, a 3-piece bathroom (updated in 2023), an additional half bath, a cozy rec room, and durable vinyl flooring. This isn't just a house it is a home with neutral colours, impeccable upkeep, and true move-in readiness—a perfect blend of comfort, style, and value in a family-friendly community!