



GRASSROOTS
REALTY GROUP

1-833-477-6687
aloha@grassrootsrealty.ca

26 Falmead Bay NE
Calgary, Alberta

MLS # A2264028



\$499,900

Division:	Falconridge		
Type:	Residential/Duplex		
Style:	2 Storey, Attached-Side by Side		
Size:	1,275 sq.ft.	Age:	1981 (44 yrs old)
Beds:	3	Baths:	2 full / 2 half
Garage:	Carport		
Lot Size:	0.20 Acre		
Lot Feat:	Cul-De-Sac, Landscaped		

Heating:	Forced Air	Water:	-
Floors:	Ceramic Tile, Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full, Separate/Exterior Entry, Suite	LLD:	-
Exterior:	Vinyl Siding	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	No Animal Home, No Smoking Home, Separate Entrance, Vinyl Windows		

Inclusions: N/A

Welcome to this 2-storey, 3-bedroom half duplex in Falconridge set on a larger lot with an extra-long driveway for 2 vehicles. The main floor features a bright living area and a well-appointed kitchen with backyard access. Upstairs, you'll find three good-sized bedrooms, including a primary suite with a good size closet, two additional bedrooms, and a 4 piece full bathroom Fully finished basement with a (illegal suite) den kitchen, full bathroom and laundry. Property located on a quiet cul-de sac close to schools, shopping and transit. Book your showing today!