

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

## 159 Falwood Way NE Calgary, Alberta

MLS # A2264738



\$549,900

Division:	Falconridge			
Туре:	Residential/House			
Style:	Bungalow			
Size:	1,075 sq.ft.	Age:	1979 (46 yrs old)	
Beds:	5	Baths:	2	
Garage:	None			
Lot Size:	0.10 Acre			
Lot Feat:	Back Yard, Front Yard, See Remarks			

**Heating:** Water: Forced Air Floors: Sewer: Hardwood Roof: Condo Fee: Asphalt Shingle **Basement:** LLD: Finished, Full, Separate/Exterior Entry **Exterior:** Zoning: Vinyl Siding R-CG Foundation: **Poured Concrete Utilities:** 

Features: See Remarks, Separate Entrance, Storage

Inclusions: N/a

Welcome to Your New Home in Falconridge! Discover this beautiful, well-maintained home nestled in Falconridge, offering comfort, convenience, and versatility. Enjoy a spacious backyard, perfect for relaxing or entertaining during warm summer days. The property is vacant and move-in ready, awaiting its next proud owner. Located just steps away from schools, parks, grocery stores, and public transit, this home provides unbeatable accessibility to everyday amenities. The main floor features a bright living room, a cozy dining area, a functional kitchen, and an additional eating space. Upstairs, you'll find two generous bedrooms plus a primary bedroom, along with a 4-piece bathroom. The (illegal) basement suite includes two good-sized bedrooms, a 3-piece bathroom, and a large recreation room—ideal for extended family . Whether you're an investor or a first-time homebuyer, this property offers excellent value, prime location, and great features. Don't miss out—book your showing today!