



**5 Falsby Place NE  
Calgary, Alberta**

**MLS # A2266482**



**\$419,900**

**Division:** Falconridge

**Type:** Residential/Duplex

**Style:** 2 Storey, Attached-Side by Side

**Size:** 1,276 sq.ft. **Age:** 1981 (45 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

**LLD:** -

**Exterior:** Vinyl Siding

**Zoning:** R-CG

**Foundation:** Poured Concrete

**Utilities:** -

**Features:** No Smoking Home, Vinyl Windows

**Inclusions:** Shed

\*OPEN HOUSE SATURDAY OCT 25 from 2-4pm\* Looking for LOCATION, Convenience and Excellently Maintained home? You've come to the right place! Fabulous warm and welcoming home with 1276 square feet of living space above grade plus a wide open basement for your creativity! THREE BEDROOMS UP as well as a RENOVATED 4 PIECE BATHROOM (new tub surround, toilet, granite counters, tiled floors) and a 2 piece ENSUITE bathroom (new toilet and tiled flooring) in the large primary bedroom. Rest assured this home is in excellent condition with a NEW FURNACE, NEW HOT WATER TANK, UPDATED WINDOWS & ROOF as well as UPDATED CARPET - designed with features that help resist hair, stains and wear and tear (pet resistant). On the main floor, there is a HUGE LIVING ROOM with a cozy GAS FIREPLACE, lovely LAMINATE flooring and big windows for light and air. The dining and kitchen are at the back of the home with an ideal U-shaped kitchen, SINK UNDER THE WINDOW to watch the kids play, LOTS OF CABINETS and counter space and sliding doors to the great yard - with a beautiful SHED FOR OUTDOOR STORAGE. All appliances have been updated including the washer/dryer. This comfortable home is RIGHT ACROSS FROM A PLAYGROUND & GREENSPACE (lots of front parking) and WALKING DISTANCE TO SCHOOLS as well as easy connection to other community amenities - see the lists in photos! There is ample space to build a garage and loads of room in the delightful backyard!