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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 (44 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				

Floors:Carpet, Ceramic Tile, LaminateSewer:-Roof:Asphalt ShingleCondo Fee:-Basement:Full, UnfinishedLLD:-Exterior:Vinyl SidingZoning:R-CGFoundation:Poured ConcreteUtilities:-	Heating:	Forced Air	Water:	-
Basement: Full, Unfinished LLD: - Exterior: Vinyl Siding Zoning: R-CG	Floors:	Carpet, Ceramic Tile, Laminate	Sewer:	-
Exterior: Vinyl Siding Zoning: R-CG	Roof:	Asphalt Shingle	Condo Fee:	-
,g	Basement:	Full, Unfinished	LLD:	-
Foundation: Poured Concrete Utilities: -	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!