



GRASSROOTS
REALTY GROUP

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

**161, 20 Falbury Crescent NE
Calgary, Alberta**

MLS # A2266843



\$338,000

Division:	Falconridge		
Type:	Residential/Other		
Style:	2 Storey		
Size:	1,192 sq.ft.	Age:	1980 (45 yrs old)
Beds:	3	Baths:	1 full / 1 half
Garage:	Asphalt, Assigned, Plug-In, Stall		
Lot Size:	-		
Lot Feat:	Back Lane, Back Yard, Lawn, Rectangular Lot		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Ceramic Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 395
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	M-C1 d38
Foundation:	Poured Concrete	Utilities:	-
Features:	No Animal Home, Storage		

Inclusions:	N/A
--------------------	-----

Discover the perfect mix of comfort and convenience in this freshly updated 3-bedroom, 1.5-bath, two-story townhome in a well-managed, pet-friendly complex. This end unit offers front and back entrances, a private backyard, and a partially finished full basement for extra space. The kitchen has been refreshed with an new Fridge, Stove and countertops. Other recent updates include a new dryer, fresh paint, stylish vinyl flooring, modern light fixtures, an updated upstairs vanity, new toilets, a hot water tank, and newer luxury vinyl windows for added efficiency. Close to schools, shopping, and amenities—this home is move-in ready and waiting for you.