



GRASSROOTS
REALTY GROUP

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

164 Faldale Close NE
Calgary, Alberta

MLS # A2269936



\$550,000

Division:	Falconridge		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,025 sq.ft.	Age:	1981 (44 yrs old)
Beds:	5	Baths:	2 full / 1 half
Garage:	On Street, Parking Pad		
Lot Size:	0.07 Acre		
Lot Feat:	Back Lane, Back Yard, City Lot, Few Trees, Front Yard, Level, Views		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame, Wood Siding	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Separate Entrance		

Inclusions: in basement suite (fridge, stove, hoodfan, washer/dryer stacked) - NOTE MOST FURNITURE BELONGS TO OWNER AND CAN STAY

HOME SWEET HOME! GREAT INVESTMENT PROPERTY POTENTIAL! Calling all investors and first-time home buyers! This is your amazing and affordable opportunity to own a charming bungalow with an ILLEGALLY SUITED BASEMENT situated on a spacious lot in popular Falconridge! Welcome to this charming home offering 5 bedrooms, 2.5 bathrooms, 5 FLEX ROOMS and 1,903 SQFT of fully finished living space throughout. Terrific opportunity for buyers looking for a RENTAL PROPERTY or for a MORTGAGE HELPER to live upstairs and rent downstairs. The main floor features 3 bedrooms including the primary bedroom, a bright foyer, laundry room, a 4 piece bathroom, a 2 piece vanity bathroom, two flex spaces/ dens, spacious living room and a fully equipped kitchen. The ILLEGAL BASEMENT SUITE has a separate entrance offering amazing value with 2 bedrooms, walk-in closet, 2 flex spaces/dens, private laundry, 4 piece bathroom, living room, a full kitchen and utility room with storage space. Outside, there is a parking pad and a fully fenced backyard with a spacious wood patio and concrete patio area. The back lane goes to a bus stop and small strip plaza. PERFECT LOCATION close to parks, schools, shopping, Coop, public transportation, major roadways and various other major amenities. You do not want to miss out on this opportunity if you are a FIRST TIME HOME BUYER or an INVESTOR! Book your private viewing today! Property is currently rented out.