

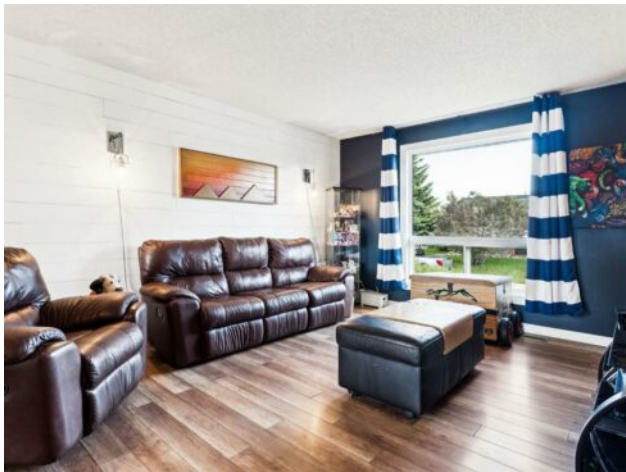


GRASSROOTS
REALTY GROUP

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147 Falchurch Crescent NE
Calgary, Alberta

MLS # A2271415



\$519,000

Division:	Falconridge		
Type:	Residential/House		
Style:	Bi-Level		
Size:	854 sq.ft.	Age:	1980 (45 yrs old)
Beds:	3	Baths:	2
Garage:	Double Garage Detached		
Lot Size:	0.11 Acre		
Lot Feat:	Back Lane, Back Yard		

Heating:	Forced Air	Water:	-
Floors:	Laminate, Slate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Wet Bar		

Inclusions:	Garage Heater
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Welcome to 147 Falchurch Crescent NE — the perfect blend of comfort, value, and potential for first-time buyers or those looking to downsize! This charming bi-level home offers 3 bedrooms and 2 full bathrooms, with thoughtful updates throughout. Step inside to find a bright, inviting main floor featuring two cozy bedrooms and a full bath. Downstairs, the finished basement expands your living space with a spacious third bedroom, an additional full bathroom, and a versatile entertainment area complete with a wet bar — ideal for movie nights, hosting friends, or relaxing evenings at home. With R-CG zoning, there's potential to convert the lower level to a secondary suite (subject to City approval) — perfect for mortgage help or extra income. The sunny, south-facing backyard is a standout feature, filling the home with natural light and offering direct access from the primary bedroom or the dining room to an oversized 18' x 12' back deck — perfect for your morning coffee or summer BBQs. For the hobbyist or car lover, the huge 24' x 22' garage provides room for two vehicles plus a dedicated workshop area, while an extra parking pad easily fits another vehicle or small trailer. Schools, parks, shopping, and transit are all nearby, adding to the convenience of this welcoming community. Don't miss your chance to own this move-in ready home — book your private showing today and see the possibilities for yourself!