



GRASSROOTS
REALTY GROUP

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48 Faldale Close NE
Calgary, Alberta

MLS # A2272217



\$579,900

Division:	Falconridge		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,045 sq.ft.	Age:	1981 (44 yrs old)
Beds:	5	Baths:	2 full / 1 half
Garage:	Double Garage Detached, Parking Pad		
Lot Size:	0.09 Acre		
Lot Feat:	Back Lane, Back Yard, Garden, Paved, Rectangular Lot		

Heating:	Central	Water:	-
Floors:	Vinyl	Sewer:	-
Roof:	Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Concrete, Vinyl Siding	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Ceiling Fan(s), Separate Entrance		

Inclusions: Electric Range, washer & dryer, refrigerator, dishwasher, window coverings, microwave

Welcome to this bright and beautifully maintained 1,045 sq ft bungalow in the heart of Falconridge NE! Featuring 3 bedrooms on the main floor with 1 full bathroom and a convenient half bathroom attached to the master bedroom, this home offers comfort and practicality for families or first-time buyers. The flooring and paint were updated in 2022, giving the main level a fresh and modern feel. The 2-bedrooms basement (illegal suite) provides excellent rental income to help with mortgage payments. Enjoy the natural light with a west-facing front and a charming east-facing backyard—perfect for morning coffee, relaxing, or hosting family gatherings. Double detached garage, offering secure parking and with concrete parking pad in the front of house you can park 4 cars. Located close to the sports centre, grocery stores, schools, parks, and transit, this is an ideal home for homeowners and investors alike. Don't miss this great opportunity in a well-established community!