



GRASSROOTS
REALTY GROUP

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11 Falwood Place NE
Calgary, Alberta

MLS # A2273528



\$474,900

Division:	Falconridge		
Type:	Residential/House		
Style:	4 Level Split		
Size:	1,181 sq.ft.	Age:	1979 (46 yrs old)
Beds:	5	Baths:	3
Garage:	Block Driveway, Off Street, Parking Pad		
Lot Size:	0.11 Acre		
Lot Feat:	Back Lane, Back Yard, Cul-De-Sac, Level		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Linoleum	Sewer:	-
Roof:	Asphalt	Condo Fee:	-
Basement:	Crawl Space	LLD:	-
Exterior:	Stucco, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	See Remarks		

Inclusions:	N/A
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HANDY MAN SPECIAL Lots to offer in this popular 4 level split home, spacious 4 bedroom home in a quiet cul-de-sac with A/C, new water heater, furnace, dishwasher and 2 zone stove. Stucco exterior and flat fully fenced yard on a large lot. Mostly cosmetic needed, lite drywall work and some Lino lifting.