



**GRASSROOTS**  
REALTY GROUP

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**63 Falshire Place NE  
Calgary, Alberta**

**MLS # A2279769**



**\$519,800**

<b>Division:</b>	Falconridge		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bungalow		
<b>Size:</b>	1,055 sq.ft.	<b>Age:</b>	1982 (44 yrs old)
<b>Beds:</b>	5	<b>Baths:</b>	2
<b>Garage:</b>	Off Street, Parking Pad		
<b>Lot Size:</b>	0.08 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, Cul-De-Sac, Street Lighting		

<b>Heating:</b>	Forced Air
<b>Floors:</b>	Laminate, Vinyl Plank
<b>Roof:</b>	Asphalt Shingle
<b>Basement:</b>	Full
<b>Exterior:</b>	Vinyl Siding, Wood Frame
<b>Foundation:</b>	Poured Concrete
<b>Features:</b>	Open Floorplan, Separate Entrance

<b>Water:</b>	-
<b>Sewer:</b>	-
<b>Condo Fee:</b>	-
<b>LLD:</b>	-
<b>Zoning:</b>	R-CG
<b>Utilities:</b>	-

**Inclusions:** None

This bright and spacious bungalow offers comfortable living for all stages of life. Ideal for a growing family or those seeking easy accessibility, the home features only one step at the front entrance. The main floor offers a large living area, a spacious kitchen with laundry, three generously sized bedrooms, and an updated 4-piece bathroom. The fully developed basement includes a spacious illegal suite built to city code and is very easy to legalize. It features three bedrooms with large windows, a kitchen living room, full bath,, separate laundry, and a separate entrance. . updates include new windows in 2010 and a new roof in 2012. The fully fenced backyard offers mature fruit trees and access to a paved back lane. Ample street parking is available. Located on a quiet cul-de-sac, this home is just a short walk to a K&ndash;6 school, with a junior high close by. Convenient access to major roads and nearby amenities completes this fantastic opportunity.