



**95 Falton Way NE  
Calgary, Alberta**

**MLS # A2281278**



**\$429,000**

<b>Division:</b>	Falconridge		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bungalow		
<b>Size:</b>	802 sq.ft.	<b>Age:</b>	1980 (46 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	1
<b>Garage:</b>	None		
<b>Lot Size:</b>	0.10 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, Few Trees		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Ceramic Tile, Laminate	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Wood Frame	<b>Zoning:</b>	SR
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	See Remarks		

**Inclusions:** None

\*\*\* OPEN HOUSE SUNDAY APRIL 26 FROM 2PM to 4PM \*\*\* Two bedroom bungalow with flex room down. Great for home office or bedroom if you put in a larger window. Nicely Renovated with Vinyl plank flooring, neutral colour paint throughout, and modern bathroom. NEWER FURNACE and NEWER AIR CONDITIONER, NEWER hot water tank, and all NEW energy efficient windows throughout. Large lot with plenty of room to build a garage or garage with work shop or off street parking. Close to local shopping, schools, parks, and public transportation (bus & LRT). Located on a quiet street with a large West facing back yard with nice sized deck.