



GRASSROOTS
REALTY GROUP

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95 Falton Way NE
Calgary, Alberta

MLS # A2281278



\$449,000

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

Heating:	Forced Air
Floors:	Ceramic Tile, Laminate
Roof:	Asphalt Shingle
Basement:	Full
Exterior:	Wood Frame
Foundation:	Poured Concrete
Features:	See Remarks

Water:	-
Sewer:	-
Condo Fee:	-
LLD:	-
Zoning:	SR
Utilities:	-

Inclusions: None

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.