



**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

Water: -

Floors: Ceramic Tile, Laminate

Sewer: -

Roof: Asphalt Shingle

Condo Fee: -

Basement: Full

LLD: -

Exterior: Wood Frame

Zoning: SR

Foundation: Poured Concrete

Utilities: -

Features: See Remarks

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.