116 Falsby Road NE
Calgary, Alberta

MLS # A2282201

$509,000

Division:	Falconridge
Type:	Residential/House
Style:	Bi-Level

Size:	950 sq.ft.	**Age:**	1979 (47 yrs old)
Beds:	4	**Baths:**	2

Garage:	Parking Pad
Lot Size:	0.10 Acre
Lot Feat:	Back Lane, Back Yard, City Lot, Rectangular Lot

Heating:	Forced Air	**Water:**	-
Floors:	Vinyl Plank	**Sewer:**	-
Roof:	Asphalt Shingle	**Condo Fee:**	-
Basement:	Full	**LLD:**	-
Exterior:	Stucco	**Zoning:**	R-CG
Foundation:	Poured Concrete	**Utilities:**	-
Features:	Quartz Counters, Vinyl Windows		

Inclusions:	NA

Opportunity knocks! This stunning renovated bi-level house features a LEGAL SUITE, perfect for first-time homebuyers and investors. The main floor features LVP flooring, a spacious living area, and a U-shaped kitchen with quartz countertops. You'll also find a primary bedroom, an additional bedroom, and a 4-piece bath – perfect for comfortable living. The recently renovated sunny basement suite offers a living area, kitchen, 2 bedrooms, and 4-piece bath. Additional upgrades include a new furnace, hot water tank, and vinyl windows. The massive backyard features a deck and parking for up to 4 cars. Located near schools, transit, and amenities, don't miss out! This property offers a unique blend of comfort, functionality, and investment potential - ideal for those looking to live in one unit and rent out the other. Book a showing today and make this gem yours!