



**40 Falbury Bay NE  
Calgary, Alberta**

**MLS # A2289193**



**\$379,900**

<b>Division:</b>	Falconridge		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bi-Level		
<b>Size:</b>	888 sq.ft.	<b>Age:</b>	1979 (47 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2
<b>Garage:</b>	Off Street, Parking Pad		
<b>Lot Size:</b>	0.14 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, Cul-De-Sac, Front Yard, Pie Shaped Lot		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Laminate, Linoleum	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Stucco, Wood Frame	<b>Zoning:</b>	R-CG
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Ceiling Fan(s)		

**Inclusions:** all appliances are AS IS

Bilevel located on a large pie-shaped lot in a quiet cul de sac with back lane access and space to build a future garage. This property is a fixer upper and offers strong potential for renovation or investment. Major updates have already been completed: roof, and windows are approximately 12 years old. The home was also re-stuccoed around the same time. Hot water tank in 2020. The furnace is not original. The main level features 2 bedrooms and a full bathroom. The finished basement includes an additional bedroom, 3-piece bathroom, and family room. Walking distance to schools, shopping, and other amenities. Large lot, back lane access, and key mechanical updates make this a solid opportunity for buyers looking to add value.