



**52 Fallingworth Court
Calgary, Alberta**

MLS # A2290012



\$420,000

Division:	Falconridge		
Type:	Residential/House		
Style:	Bi-Level		
Size:	858 sq.ft.	Age:	1988 (38 yrs old)
Beds:	4	Baths:	2
Garage:	Gravel Driveway, Parking Pad		
Lot Size:	0.17 Acre		
Lot Feat:	Cul-De-Sac, Level, No Back Lane, Pie Shaped Lot		

Heating: Forced Air, Natural Gas

Water: -

Floors: Carpet, Ceramic Tile, Vinyl Plank

Sewer: -

Roof: Asphalt Shingle

Condo Fee: -

Basement: Full

LLD: -

Exterior: Vinyl Siding, Wood Frame

Zoning: R-CG

Foundation: Poured Concrete

Utilities: -

Features: Ceiling Fan(s)

Inclusions: Shed

Welcome to this fantastic investment opportunity in the heart of Falconridge! Tucked away on a quiet cul-de-sac, this bi-level home offers both comfort and income potential. Featuring 4 bedrooms and 2 full bathrooms, with 2 bedrooms upstairs and 2 bedrooms downstairs, this property is ideally suited for investors or buyers alike. The main level offers a functional layout with large windows that fill the space with natural light, while the lower level provides additional living space with great versatility. The home is currently rented, providing immediate cash flow and a turnkey investment opportunity. Situated in a family-friendly community close to schools, parks, shopping, and transit, this property offers convenience and long-term value. Whether you're expanding your investment portfolio or stepping into homeownership with rental income, this Falconridge gem checks all the boxes.