



48 Faldale Close NE
Calgary, Alberta

MLS # A2292584



\$559,900

Division:	Falconridge		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,045 sq.ft.	Age:	1981 (45 yrs old)
Beds:	5	Baths:	2 full / 1 half
Garage:	Double Garage Detached, Parking Pad		
Lot Size:	0.09 Acre		
Lot Feat:	Back Lane, Back Yard, Lawn, Rectangular Lot		

Heating:	Central, Forced Air	Water:	-
Floors:	Ceramic Tile, Vinyl	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Concrete, Vinyl Siding, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Ceiling Fan(s), Pantry		
Inclusions:	N/A		

Welcome to this bright and beautifully maintained 1,045 sq ft bungalow nestled in the heart of the well-established Falconridge NE community! This move-in ready home features 3 bedrooms on the main floor, 1 full bathroom, and a convenient half bathroom attached to the master bedroom. Flooring and paint upgraded in 2022, give the main level a modern and welcoming feel throughout. The 2-bedrooms basement (illegal suite) offers excellent rental income potential to help offset mortgage payments — ideal for investors or first-time buyers. Enjoy natural light in day with a west-facing front and a charming east-facing backyard, perfect for morning coffee, relaxing evenings, or hosting family gatherings. Park with ease thanks to a double detached garage plus a concrete parking pad at the front, accommodating up to 3 vehicles on your property and additional street parking. Located close to the Falconridge Sports Centre, grocery stores, schools, parks, and walking distance to transit — everything you need is right at your doorstep. Don't miss this fantastic opportunity in one of Calgary's most connected and family-friendly communities!