



**235 Fallswater Road NE  
Calgary, Alberta**

**MLS # A2299188**

**\$495,000**



<b>Division:</b>	Falconridge		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bungalow		
<b>Size:</b>	1,087 sq.ft.	<b>Age:</b>	1979 (47 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2
<b>Garage:</b>	Double Garage Detached, Garage Faces Rear		
<b>Lot Size:</b>	0.11 Acre		
<b>Lot Feat:</b>	Rectangular Lot		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Ceramic Tile, Laminate	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Wood Frame	<b>Zoning:</b>	R-CG
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Open Floorplan		

**Inclusions:** N/A

Property sold as is, where is. Open-concept layout connecting the kitchen and living room. Laminate flooring throughout the main living spaces, and tile in the kitchen. The kitchen features stainless steel appliances and overlooks a private west-facing backyard with a covered deck. Three bedrooms and two bathrooms. Double detached garage. Conveniently located just minutes from 16 Avenue and Stoney Trail.