



**5 Falchurch Road NE
Calgary, Alberta**

MLS # A2304417



\$415,000

Division:	Falconridge		
Type:	Residential/Duplex		
Style:	2 Storey, Attached-Side by Side		
Size:	1,165 sq.ft.	Age:	1981 (45 yrs old)
Beds:	3	Baths:	1 full / 1 half
Garage:	Parking Pad		
Lot Size:	0.08 Acre		
Lot Feat:	Back Yard, Front Yard, No Back Lane		

Heating:	Central, Forced Air, Natural Gas	Water:	-
Floors:	Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Metal Siding , Mixed, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Laminate Counters, No Animal Home, No Smoking Home		

Inclusions: N/A

Welcome to this well-located 2-storey semi-detached home offering 3 bedrooms and 1.5 bathrooms, perfect for families, first-time buyers, or investors. The bright main floor features durable laminate flooring throughout and a functional layout, complemented by a newer fridge and essential updates already taken care of. Enjoy the sunny south-facing backyard with a deck and storage shed—ideal for outdoor relaxation and entertaining. The parking pad provides convenient off-street parking. Key exterior updates include the roof, gutters, fence, shed, washer, and dryer—all 5 years old or newer. Major mechanicals such as the furnace, stove, and dishwasher are 10 years old or less, offering added peace of mind. Located close to schools, shopping, public transit, playgrounds, and the airport, with easy access to Stoney Trail via McKnight Blvd, this home combines comfort with excellent connectivity. A great opportunity to add your personal touch and build equity in a desirable location.