



GRASSROOTS
REALTY GROUP

1-833-477-6687
aloha@grassrootsrealty.ca

36 Falshire Close NE
Calgary, Alberta

MLS # A2125288



\$549,786

Division:	Falconridge		
Type:	Residential/House		
Style:	Bungalow		
Size:	953 sq.ft.	Age:	1986 (38 yrs old)
Beds:	2	Baths:	2
Garage:	Double Garage Detached		
Lot Size:	0.10 Acre		
Lot Feat:	Back Lane, Back Yard, Backs on to Park/Green Space, Fruit Trees/Shrub(s),		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Separate/Exterior Entry, Finished, Full, Suite	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R-C1
Foundation:	Poured Concrete	Utilities:	-
Features:	Bookcases, No Animal Home, No Smoking Home, Separate Entrance		

Inclusions: N/A

Investor Alert!!! Here is your opportunity to own this money maker. Excellent location, Fully developed Bungalow with good size Bedrooms and full 2 bathrooms with additional Double over size Garage with a huge lot backing on the green space. Very spacious layout with Large living room, dining room, kitchen with lots of cabinets with Quartz counter top and Stainless Steel Appliances, Smart Stove with Wi-Fi. There is a separate entrance to the basement suite(legal). It has brand new windows replaced in 2023 and kitchen door. The house has new Siding, Roof, Garage Door, New pex Pipes, Plus two brand new front doors. Bidet in the washroom installed. This house is situated in a very convenient location close to each and every facility like Strip Mall, Transportation, Few minutes from C Train, School and Falconridge Community hall. A huge back yard to enjoy your Summer BBQs. It is fully Fenced and Landscaped with a back alley access. This home is your ideal family home. A must see!!!