



GRASSROOTS
REALTY GROUP

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123 Falwood Way NE
Calgary, Alberta

MLS # A2187927



\$564,900

Division:	Falconridge		
Type:	Residential/House		
Style:	Bi-Level		
Size:	773 sq.ft.	Age:	1979 (46 yrs old)
Beds:	3	Baths:	2
Garage:	Double Garage Detached		
Lot Size:	0.10 Acre		
Lot Feat:	Back Lane, Back Yard, City Lot		

Heating:	Standard	Water:	-
Floors:	Ceramic Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full, Suite	LLD:	-
Exterior:	Concrete, Vinyl Siding, Wood Frame	Zoning:	R-C1
Foundation:	Poured Concrete	Utilities:	-
Features:	Kitchen Island, No Animal Home, No Smoking Home, Quartz Counters		

Inclusions: N/A

Step into this FULLY RENOVATED home that's not just a house, but a true haven. This property boasts a fresh, modern charm and offers a unique combination of comfort and investment potential. With a fully renovated 1 BEDROOM ILLEGAL SUITE, you have a versatile option for rental income, making this home ideal for investors or those seeking a mortgage helper. The property features an OVERSIZED DOUBLE GARAGE, perfect for additional rental income or personal use. Plus, with NO FRONT NEIGHBOURS and serene green space views, you'll enjoy a peaceful setting. Inside, the home is designed for year-round comfort and efficiency with an updated AC unit, newer furnace, and water tank. Convenience is key, as the location is close to all shopping amenities, schools, and bus stops. For investors, this property offers three separate income sources: the upper level, the basement illegal suite, and the garage. Alternatively, you could live in the upper level while renting out the garage and basement to help cover your mortgage. Don't miss out—schedule your showing today and discover the perfect blend of modern living and investment opportunity!