



GRASSROOTS
REALTY GROUP

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259 Fallswater Road NE
Calgary, Alberta

MLS # A2194548



\$559,000

Division:	Falconridge		
Type:	Residential/House		
Style:	Bungalow		
Size:	885 sq.ft.	Age:	1979 (46 yrs old)
Beds:	4	Baths:	2
Garage:	Double Garage Detached, Garage Door Opener, Heated Garage, Oversized		
Lot Size:	0.11 Acre		
Lot Feat:	Back Lane, Landscaped, Level, Rectangular Lot, Treed		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Laminate, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full, Suite	LLD:	-
Exterior:	Metal Siding , Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Separate Entrance		

Inclusions: Electronic Stove, Refrigerator, Range Hood

CORNER LOT! Welcome to this 4-bedroom, 2-bathroom home in the heart of Falconridge - fantastic opportunity for homeowners and investors alike! Featuring two bedrooms upstairs with a full washroom. Inside, you'll find a bright and functional layout, a well-sized kitchen, and comfortable living spaces. The basement is fully developed with 2 additional bedrooms, full bathroom and kitchen, providing great flexibility. This home offers great space for families, guests, and more. A separate side entrance adds extra convenience and potential for future flexibility. The oversized double garage is perfect for extra storage, a workshop, or keeping vehicles protected year-round. Located close to schools, parks, shopping, and transit, this home is full of potential - schedule a showing today!