



GRASSROOTS
REALTY GROUP

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

**55 Falbury Crescent NE
Calgary, Alberta**

MLS # A2207689



\$440,000

Division:	Falconridge		
Type:	Residential/Duplex		
Style:	Attached-Side by Side, Bi-Level		
Size:	922 sq.ft.	Age:	1980 (45 yrs old)
Beds:	3	Baths:	2
Garage:	Off Street		
Lot Size:	0.06 Acre		
Lot Feat:	Back Lane, Back Yard		

Heating:	Forced Air
Floors:	Carpet, Linoleum
Roof:	Asphalt Shingle
Basement:	Separate/Exterior Entry, Finished, Full, Suite
Exterior:	Vinyl Siding, Wood Frame
Foundation:	Poured Concrete
Features:	Ceiling Fan(s), No Animal Home, No Smoking Home

Water: -

Sewer: -

Condo Fee: -

LLD: -

Zoning: R-CG

Utilities: -

Inclusions: NONE

The perfect Semi Detached (Half Duplex) Bi-Level with new Carpet, paint and renovated bathroom in Falconridge N.E. Calgary. Best Location with lots of parking space in front and back side of house. 2+1 Bedrooms, 2 full Bathrooms, Fully finished 1 bedrooms (illegal) basement (Maybe Possibility for 2nd bedroom too in the basement) with large living room, kitchen, Separate Entrance and separate common Laundry room. New roof on 2020. Near all Amenities-School's, Bus Stop, Sportsplex Plaza, Mcknight Village Shopping Centre. Church, grocery store, dental and family doctors, Pharmacy, other amenities and much more! Great opportunity. Don't miss the chance to buy this House.