



# 115 Falwood Way Calgary Alberta

\$520,000

Perfect opportunity for an investment property or live up rent down! Welcome to your new home sweet home! Located in Falconridge, this charming 4-bedroom bilevel House offers the perfect blend of comfort and functionality. The main floor offers well planned space that is, ideal for both relaxing evenings and entertaining guests. The well-appointed kitchen offers ample cabinet space with an adjoined dining space. Next you will find two good sized bedrooms, each offering a peaceful retreat at the end of the day. But the allure of this property doesn't end there! Descend to the lower level to discover a fully equipped 2-bedroom illegal basement suite, complete with its own kitchen. Whether used as a guest suite, rental opportunity, or additional living space, the possibilities are endless. Conveniently located near schools, parks, shopping, public transit and dining options, this duplex offers the perfect combination of comfort, convenience, and style and a great value in today's market. Laundry is currently in the basement, but there are Laundry Connections on the upper level in order to have a separate Laundry on the Upper level. (id:6769)

4pc Bathroom 6.67 Ft x 11.17 Ft  
 Bedroom 10.92 Ft x 10.08 Ft  
 Kitchen 7.58 Ft x 15.17 Ft  
 Bedroom 12.58 Ft x 20.58 Ft  
 Furnace 6.08 Ft x 13.08 Ft  
 4pc Bathroom 9.25 Ft x 5.00 Ft

Bedroom 10.25 Ft x 9.08 Ft  
 Bedroom 12.33 Ft x 10.00 Ft  
 Dining room 8.17 Ft x 8.50 Ft  
 Kitchen 9.58 Ft x 9.92 Ft  
 Living room 15.67 Ft x 17.33 Ft

Listing Presented By:



Originally Listed by:  
 PREP Realty



See

**Mirror**

100, 707-10 AVE. SW , Calgary, AB,  
 T2R 0B3

Phone: 403-969-0267  
 arobinson@cirrealty.ca