



# 172 Falton Way Calgary Alberta

\$549,900

Attention Investors or first time home buyers! Fully renovated, over 1850 sqft of living space with illegal basement suite and backing onto a playground, this 4 bedroom, 3.5 bathroom property in Falconridge is perfect for you. This property has gone through a complete renovation in and out with new plumbing, new vinyl siding, new soffit fascia and gutters, new windows and doors, new high efficiency furnace, 50 gallon water tank, stainless steel appliances, deck in the back yard and landscaping. The roof is only 2-3 years old. Main floor offers an open spacious living room, brand new kitchen, dining room, 2 pc bathroom and laundry. There are 3 good sized bedrooms upstairs. Primary bedroom with 3 pc ensuite, two more bedrooms and 4 pc bathroom completes the upper floor. Illegal basement suite with separate entrance offers a family/kitchen room, full bathroom, separate laundry and a bedroom. Backyard is a treat as it is backing onto a play ground and has a brand new deck. Located in the desirable Falconridge community, this property is close to schools, shopping, and amenities. Don't miss out on this opportunity to add to your investment. Falconridge is a mature northeast Calgary community known for its affordable housing and convenient location. It's a community with plenty of green space, parks, and schools. Falconridge also has a good selection of shops and amenities close by with easy access to major roadways, getting around the city is a breeze. (id:6769)

Bedroom 16.00 Ft x 9.75 Ft  
Living room/Dining room 15.83 Ft x 11.42 Ft  
Laundry room 3.00 Ft x 2.67 Ft  
4pc Bathroom 7.33 Ft x 4.92 Ft  
Furnace 8.92 Ft x 5.67 Ft  
Living room 17.00 Ft x 12.67 Ft  
Dining room 13.58 Ft x 6.75 Ft  
Kitchen 12.25 Ft x 10.08 Ft

Laundry room 2.92 Ft x 2.92 Ft  
2pc Bathroom 4.75 Ft x 4.25 Ft  
Primary Bedroom 12.58 Ft x 11.58 Ft  
Bedroom 11.33 Ft x 10.17 Ft  
Bedroom 11.33 Ft x 9.08 Ft  
4pc Bathroom 8.08 Ft x 4.92 Ft  
3pc Bathroom 7.25 Ft x 4.00 Ft

Listing Presented By:



Originally Listed by:

TREC The Real Estate Company



See

**Mirror**

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

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