



## 3 Falsby Place Calgary Alberta

\$435,000

Welcome to 3 Falsby Place NE, an affordable, two-story half-duplex perfect for first-time buyers or growing families. This well-maintained 3-bedroom, 3-bath home offers 1,200 square feet of comfortable living space on a generous 3,150 square foot lot. Ideally located near major amenities and just minutes from the airport, this home combines convenience and charm with no condo fees. The main floor features a spacious living area, perfect for family gatherings, while the upper floor offers three bright, generously sized bedrooms. The master bedroom includes an ensuite bath for added privacy. The open-concept kitchen and dining area are ideal for entertaining or everyday family meals. Outside, the large lot provides ample space for outdoor activities or future landscaping projects. Whether you're hosting a barbecue or simply enjoying the outdoors, the backyard offers plenty of possibilities. This home is not only affordable but also provides an opportunity for first-time buyers to enjoy the benefits of homeownership without the additional expense of condo fees. The convenient location, just minutes from the airport and major roadways, makes commuting and travel a breeze. Don't miss your chance to own this incredible home. Schedule a viewing today and see why 3 Falsby Place NE is the perfect place to start your next chapter! Recent upgrades include: -new front door -new patio door -updated paint, trim, doors and handles throughout -solid core doors on kids bedrooms for reduced noise -brand new flooring with underlay -new kitchen with expansive cupboard space -newer S/S dishwasher and stove -updated lights, switches, and sockets throughout -new thermostat and wiring to support addition of AC in the future -upgraded insulation in portions of the basement (cantilevered areas are R31 with R5 reflective foam board insulation) -basement ceiling in the main area is also now well in...

Recreational, Games room 18.33 Ft x 14.67 Ft

Storage 12.25 Ft x 12.92 Ft

Dining room 89.00 Ft x 11.50 Ft

Living room 12.17 Ft x 19.08 Ft

Kitchen 10.58 Ft x 11.50 Ft

Living room 10.58 Ft x 11.50 Ft

Dining room 8.75 Ft x 11.50 Ft

2pc Bathroom 7.67 Ft x 5.00 Ft

3pc Bathroom 11.08 Ft x 14.08 Ft

Bedroom 7.67 Ft x 5.00 Ft

Bedroom 13.08 Ft x 19.00 Ft

Primary Bedroom 9.00 Ft x 12.58 Ft

Display of MLS data is deemed reliable but is not guaranteed accurate by CREA.

Listing Presented By:



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**Mirror**

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