



## 37 Falchurch Road Calgary Alberta

\$479,000

Welcome to this charming family home, located on a most convenient NE location. This two-story semi-attached home is surrounded by Elementary, Junior High and High schools - all within walking distance. As you step inside, you'll be greeted by a generous entryway, bright living room with huge window looking out to a green space and hidden playground. Brand new high end luxury Vinyl flooring through-out the main level and both bathrooms. Brand new kitchen cabinets and countertop, New paint. You will appreciate a huge deck with composite decking . The roof is only three years old, and there's great front drive parking pad. South facing back yard, great for a vegetable garden. Fenced backyard ensuring privacy and security (id:6769)

Recreational, Games room 14.08 Ft x 14.33 Ft

Living room 15.67 Ft x 11.25 Ft

Kitchen 9.33 Ft x 11.58 Ft

Dining room 11.58 Ft x 9.75 Ft

2pc Bathroom 8.25 Ft x 5.00 Ft

Primary Bedroom 12.58 Ft x 12.92 Ft

Bedroom 10.58 Ft x 8.42 Ft

Bedroom 10.25 Ft x 9.75 Ft

4pc Bathroom 9.33 Ft x 5.00 Ft

Listing Presented By:



Originally Listed by:

Diamond Realty & Associates LTD.



See

**Mirror**

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

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