



95 Falton Way Calgary Alberta

\$489,000

Welcome to the PERFECT STARTER HOME!! This charming detached house offers an incredible opportunity for first time homebuyers. Priced as one of the most AFFORDABLE detached homes in Calgary, this property is a must-see! Beautifully updated with 3 bedrooms, luxury vinyl plank flooring, neutral colour palette, and modern bathroom! Enjoy peace of mind with a brand-new furnace, hot water tank, and all new energy efficient windows throughout. Sitting on an expansive lot, this lots offers possibilities for future expansion or redevelopment (subject to City approval) allowing you the flexibility for future income potential. Located in a family friendly neighborhood you'll find convenient access to local shops, schools, parks, and public transportation (bus & LRT). Whether you're starting your homeownership journey or looking to invest, this property is for you! Your new home is ready and waiting! (id:6769)

Bedroom 11.33 Ft x 12.17 Ft

Furnace 23.00 Ft x 29.58 Ft

4pc Bathroom 8.67 Ft x 4.92 Ft

Bedroom 9.92 Ft x 8.50 Ft

Dining room 8.92 Ft x 8.92 Ft

Kitchen 8.58 Ft x 7.58 Ft

Living room 15.33 Ft x 14.67 Ft

Primary Bedroom 12.00 Ft x 9.67 Ft

Listing Presented By:



Originally Listed by:
eXp Realty

<http://www.terrinsellsyyc.com/>



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

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