



15 Falworth Place Calgary Alberta

\$499,000

5 BEDS 3 BATHS - OVER 2200 SQFT LIVEABLE SPACE, BACK YARD/DECK, BACK LANE, ILLEGAL SUITE
 SEPARATE ENTRY - PERFECT FIRST TIME HOME OR INVESTMENT - This home begins with a living room and office space that features large windows and DECK ACCESS. Your BACK YARD follows with PARKING PAD and BACK LANE ACCESS. The dining room and kitchen feature an OPEN FLOOR PLAN and the kitchen is complete with all STAINLESS STEEL APPLIANCES. 3 bedrooms and 2 bathrooms, 1 of which is an 3PC ensuite bathroom, and LAUNDRY complete this floor. The ILLEGAL BASEMENT SUITE WITH SEPARATE ENTRY has 2 bedrooms; the rec room features a FIREPLACE and the bathroom has additional storage space. This home is in a solid location with shops, schools and parks all close by. (id:6769)

4pc Bathroom 6.17 Ft x 15.33 Ft
 Storage 6.92 Ft x 7.08 Ft
 Bedroom 16.42 Ft x 15.67 Ft
 Furnace 10.92 Ft x 14.58 Ft
 Kitchen 9.92 Ft x 12.67 Ft
 Bedroom 10.33 Ft x 8.58 Ft
 Recreational, Games room 10.67 Ft x 12.08 Ft
 Kitchen 7.50 Ft x 10.08 Ft
 Dining room 16.00 Ft x 7.83 Ft

Living room 16.50 Ft x 17.75 Ft
 Laundry room 5.67 Ft x 8.17 Ft
 Bedroom 8.58 Ft x 8.67 Ft
 Office 7.75 Ft x 12.75 Ft
 4pc Bathroom 5.00 Ft x 9.83 Ft
 3pc Bathroom 4.67 Ft x 8.00 Ft
 Primary Bedroom 11.17 Ft x 13.33 Ft
 Bedroom 13.42 Ft x 8.67 Ft

Listing Presented By:



Originally Listed by:
 Real Broker

<http://www.sggrealestate.ca/>



**RE/MAX REAL ESTATE
 (CENTRAL)**

773 Glenmore rd , Calgary, British Columbia, V1V 3B9

Phone: (403) 850-6722
 ctimos@telus.net