



## 168 Faldale Close Calgary Alberta

\$695,000

Fully Renovated Investment Opportunity or First-Time Buyer's Home! An excellent opportunity for first-time buyers or investors seeking a revenue-generating property. This fully renovated home is ideally situated in a family-friendly community, offering convenient access to the recreation center, Stoney Trail, and McKnight Boulevard. Nearby, you'll find top-rated schools, shopping centers, and public transportation for added convenience. The main level features three spacious bedrooms and a full bathroom, with a thoughtfully updated interior. The basement, with a separate entrance, includes two illegal suites—one with two bedrooms, a full bathroom, a kitchen, and a living area, and the other with one bedroom, a full bathroom, a kitchen, and a living space. This home has been fully renovated with new appliances, modern cabinetry, and updated vinyl flooring throughout. Additional upgrades include new vinyl windows (2019), a newer roof (2016), updated vinyl siding (2024). Situated on a quiet street in Falconridge, this property boasts generously sized rooms, especially the living and dining areas, creating a comfortable and inviting space. Move-in ready and an excellent investment opportunity! (id:6769)

3pc Bathroom 6.00 Ft x 5.25 Ft

3pc Bathroom 4.08 Ft x 7.00 Ft

Bedroom 10.67 Ft x 8.83 Ft

Bedroom 11.08 Ft x 9.08 Ft

Bedroom 10.25 Ft x 8.75 Ft

Family room 14.42 Ft x 12.58 Ft

Kitchen 8.67 Ft x 9.17 Ft

Kitchen 10.08 Ft x 12.17 Ft

Recreational, Games room 11.50 Ft x 7.67 Ft

Furnace 6.83 Ft x 3.58 Ft

4pc Bathroom 7.25 Ft x 8.50 Ft

Bedroom 9.58 Ft x 9.58 Ft

Bedroom 11.92 Ft x 11.92 Ft

Dining room 10.83 Ft x 10.00 Ft

Kitchen 12.25 Ft x 10.42 Ft

Living room 16.17 Ft x 12.08 Ft

Primary Bedroom 10.83 Ft x 12.08 Ft

Listing Presented By:



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eXp Realty

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

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