



## 55 Falchurch Road Calgary Alberta

\$489,900

First-time home buyer or investor alert!!!. this is a beautiful bi-level home situated in your desired community Falconbridge, Calgary, Alberta, Canada---Great location Illegal SUITE IN BASEMENT! BACK LANE! GREAT LOCATION! Easy Access to McKnight Blvd! Easy Access to Falconridge and Castleridge Plazas! All the amenities you need within 5 minutes' distance! This bungalow offers over 1700 SQ FT of living space with 4 bedrooms and 2 FULL baths! The main floor features a bright living/dining combination, a kitchen with access to your backyard, 2 bedrooms, and a full bath. Make your way to the basement that features the ILLEGAL SUITE with kitchen, rec room (that can be used as living), 2 bedrooms, FULL bath, and laundry. SIMPLE LAYOUT! AMAZING INVESTMENT PROPERTY! GREAT VALUE! it is very hard to find this house in Falconbridge - Fully renovated(just one year back)-1. central air conditioner. 2. newer roof and siding.3. newer high-efficiency furnace and water tank. 4. new kitchen.5. new washroom. 6. new paint. 7. new door and baseboard. 8. new fixtures.9. sprinkler 10. interconnected smoke & CO detectors. WHAT DO YOU NEED CALL YOUR FAVOURITE REALTOR NOW? (id:6769)

4pc Bathroom 8.75 Ft x 9.00 Ft  
Bedroom 13.17 Ft x 10.25 Ft  
Bedroom 9.67 Ft x 18.08 Ft  
Other 10.25 Ft x 19.92 Ft  
Laundry room 9.33 Ft x 8.00 Ft  
Furnace 6.25 Ft x 4.83 Ft

4pc Bathroom 6.92 Ft x 7.33 Ft  
Bedroom 10.33 Ft x 12.83 Ft  
Bedroom 10.25 Ft x 9.25 Ft  
Other 9.92 Ft x 18.58 Ft  
Living room 14.58 Ft x 12.92 Ft

Listing Presented By:



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

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