



## 32 Falchurch Crescent Calgary Alberta

\$535,900

This home is in a quiet neighborhood, near an Elementary school, a Middle School and a High School. Close enough for students to walk to these schools. The house is a four level split with 4 bedrooms and two bathrooms. Three bedrooms on the upper floor with a four piece bathroom and an additional sink in the Primary Bedroom. the main floor is comprised of a kitchen, Dining room and Living Room. The third level has a large bedroom and a large family room. This area could be developed into a suite as it has a separate entry to the back yard. The purchaser would ,of course, need to comply with the City of Calgary regulations regarding wether a suite could be built in the area and meet the standards set by the City. The basement area is mostly storage area but also has a four piece bathroom and smaller laundry area. There is a large back yard with a walled gazebo area with mosquito netting and also a Detached garage. This home needs some updating and is in a prime area for families with school age children. Upgrades include a new Hot Water tank in 2019, a new High Efficiency furnace in 2019 and new Roof shingles in 2020. Make your appointment today to see this family home. (id:6769)

Primary Bedroom 11.42 Ft x 13.33 Ft

Bedroom 10.83 Ft x 11.42 Ft

Bedroom 9.50 Ft x 9.75 Ft

4pc Bathroom 4.92 Ft x 9.92 Ft

4pc Bathroom 4.92 Ft x 9.25 Ft

Bedroom 7.33 Ft x 17.08 Ft

Family room 12.67 Ft x 18.08 Ft

Other 4.25 Ft x 7.00 Ft

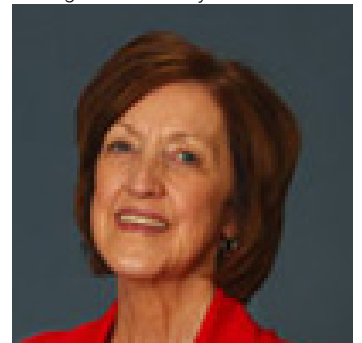
Other 5.58 Ft x 5.58 Ft

Other 9.25 Ft x 9.92 Ft

Dining room 8.00 Ft x 10.33 Ft

Living room 10.92 Ft x 17.58 Ft

Listing Presented By:



Originally Listed by:  
CIR REALTY

<http://doug dickau.com>



**REALTY**

**CIR**

149 West Lakeview Point , Calgary,  
AB,

Phone: 403-585-5270  
[cawarawa@shaw.ca](mailto:cawarawa@shaw.ca)