



# 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:



Originally Listed by:  
eXp Realty



**Real Estate Professionals Inc.**

202, 5403 CROWCHILD TRAIL  
N.W., Calgary, AB, T3B4Z1

Phone: 403-547-4102  
cm.mackenzie@shaw.ca