



## 44 Falmead Road Calgary Alberta

\$529,900

Discover this beautifully renovated bungalow offering 1,635 sq. ft of total living space, nestled on a quiet street. This charming home features a convenient parking pad and showcases modern updates throughout, featuring 3 bedrooms upstairs. The basement features a SIDE ENTRY with 1 bedroom and large living room featuring a bar. The exterior of the home has been updated recently with a new roof and siding. Don't miss out on this incredible opportunity contact us today for a viewing! (id:6769)

3pc Bathroom 6.08 Ft x 7.00 Ft

Other 5.50 Ft x 7.42 Ft

Bedroom 11.33 Ft x 11.17 Ft

Recreational, Games room 18.17 Ft x 25.17 Ft

Furnace 9.00 Ft x 15.75 Ft

4pc Bathroom 7.67 Ft x 4.92 Ft

Bedroom 7.67 Ft x 12.58 Ft

Bedroom 7.83 Ft x 9.67 Ft

Dining room 7.17 Ft x 10.50 Ft

Kitchen 8.25 Ft x 9.33 Ft

Living room 14.25 Ft x 12.83 Ft

Primary Bedroom 11.25 Ft x 9.25 Ft

Listing Presented By:



Originally Listed by:  
URBAN-REALTY.ca



**Real Estate Professionals Inc.**

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

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