



## 75 Falconer Terrace Calgary Alberta

\$299,900

OPEN HOUSE Sat. March 22, 1 - 3 pm. Why pay rent? You can own this great property and be paying down your own mortgage vs paying down your landlords mortgage. Welcome to this 3-bedroom, 1.5-bathroom townhouse nestled in a vibrant Calgary community. This well-maintained home boasts newer appliances and a recently updated hot water tank, ensuring modern comfort and efficiency. The renovated four piece bathroom features a luxurious soaker tub, perfect for unwinding after a long day. Step outside to a sunny, fenced backyard complete with a patio—ideal for outdoor entertaining or enjoying a quiet morning coffee. The basement is mostly finished, awaiting your personal touch to add carpeting and create a cozy additional living space. Parking is a breeze with one assigned stall right in front of your door plus there's an option to rent a second if needed. Located in a great area, this townhouse is in close proximity to three schools, shopping and a playground, making it an excellent choice for families. Don't miss the opportunity to make this delightful townhouse your new home! (id:6769)

Primary Bedroom 14.67 Ft x 13.75 Ft

Bedroom 9.00 Ft x 9.08 Ft

Bedroom 12.33 Ft x 7.75 Ft

4pc Bathroom 7.75 Ft x 4.83 Ft

Recreational, Games room 16.75 Ft x 19.92 Ft

Furnace 17.17 Ft x 10.92 Ft

Dining room 13.50 Ft x 8.50 Ft

Other 11.17 Ft x 11.08 Ft

Living room 13.50 Ft x 12.67 Ft

Foyer 4.08 Ft x 8.42 Ft

Listing Presented By:



Originally Listed by:  
Century 21 Bamber Realty LTD.

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