



11 Falsby Way Calgary Alberta

\$479,900

Welcome to this beautifully maintained semi detached bi-level home, perfectly situated on a quiet street close to schools, shopping, daycare, and Calgary transit. The main floor features bright, open living spaces with laminate flooring throughout--no carpet anywhere! The kitchen has been renovated recently with new cabinets. The appliances in the kitchen including - refrigerator, stove and microwave are upgraded too. Both bedrooms are spacious and filled with natural light. The third bedroom is currently being used as a laundry area but can easily be converted back, offering flexibility for a potential three-bedroom main floor layout. The basement illegal suite includes a bedroom, kitchen, laundry area, flex room, and a separate exterior entrance--ideal for extended family or guest space. Step outside to a large deck and private backyard--perfect for relaxing or entertaining outdoors. There's also rear parking that can easily be converted into a double-car garage if desired. Conveniently located near multiple schools, grocery stores, eateries, and shopping plazas, this property combines comfort, versatility, and a prime location--all in one! (id:6769)

Family room 9.08 Ft x 13.33 Ft

Dining room 8.83 Ft x 12.75 Ft

Kitchen 8.83 Ft x 10.33 Ft

Bedroom 10.67 Ft x 9.42 Ft

4pc Bathroom 8.67 Ft x 4.83 Ft

Other 8.58 Ft x 9.83 Ft

Furnace 4.17 Ft x 14.08 Ft

Other 4.25 Ft x 4.33 Ft

Living room 12.58 Ft x 14.00 Ft

Kitchen 8.17 Ft x 10.25 Ft

Dining room 9.83 Ft x 8.00 Ft

Bedroom 8.75 Ft x 9.83 Ft

Primary Bedroom 10.33 Ft x 10.25 Ft

Bedroom 8.25 Ft x 9.58 Ft

4pc Bathroom 4.92 Ft x 8.75 Ft

Listing Presented By:



Originally Listed by:
RE/MAX House of Real Estate

<https://calgaryhomesnow.ca/>

RE/MAX Realty Professionals

#10, 6020 - 1A ST SW , Calgary, AB,

Phone: 403-259-4141
darylcarlson@shaw.ca