



112 Falwood Crescent Calgary Alberta

\$455,000

"RARE OPPORTUNITY FOR THE FIRST TIME HOME BUYER OR INVESTMENT PROPERTY". BEAUTIFUL AND VERY COZY FULLY DEVELOPED HALF DUPLEX BILEVEL HOUSE IN VERY GOOD LOCATION, JUST BEHIND ELEMENTARY SCHOOL WHICH HAS FULL TIME KINDERGARTEN. TWO BEDROOMS ON THE MAIN LEVEL WITH FULL WASHROOM AND SEPARATE LAUNDRY. GOOD SIZED SOUTH FACING LIVING ROOM WITH HUGE WINDOWS EXPOSED TO SUNSHINE ALL DAY. BASEMENT (ILLEGAL SUITE) IS FULLY DEVELOPED READY TO RENT SEPARATE LAUNDRY. HUGE BACKYARD WITH NEWLY BUILT GOOD SIZED DECK AND NEW FENCE. HOUSE IS FRESHLY PAINTED. BIG SIZED WINDOWS WITH CUSTOMIZED CURTAINS. CLOSE TO ALL AMENITIES, PERFECT STARTER HOME OR GREAT INCOME GENERATING PROPERTY. LOTS OF STREET PARKING AND OPEN SPACE IN FRONT OF THE HOUSE. "LIVE UP, RENT DOWN"! (id:6769)

Primary Bedroom 12.33 Ft x 8.33 Ft

Bedroom 8.92 Ft x 8.67 Ft

4pc Bathroom 8.17 Ft x 4.42 Ft

Laundry room 8.33 Ft x 4.67 Ft

Furnace 5.67 Ft x 5.50 Ft

Kitchen 8.92 Ft x 8.92 Ft

Recreational, Games room 18.00 Ft x 14.33 Ft

Storage 3.92 Ft x 3.83 Ft

Other 4.25 Ft x 4.17 Ft

Living room 14.58 Ft x 12.00 Ft

Dining room 9.83 Ft x 9.58 Ft

Kitchen 10.58 Ft x 8.50 Ft

Bedroom 9.75 Ft x 8.83 Ft

Primary Bedroom 12.50 Ft x 10.08 Ft

4pc Bathroom 8.75 Ft x 5.00 Ft

Laundry room 10.08 Ft x 8.58 Ft

Listing Presented By:



Originally Listed by:
DreamHouse Realty Ltd.

RE/MAX Realty Professionals

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

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