



## 131 Falworth Way Calgary Alberta

\$469,000

Welcome to this beautifully renovated half-duplex located on a quiet street, this turn-key home is ideal for families or investors seeking a move-in ready property. Step inside to discover an updated kitchen that boasts granite countertops, stainless steel appliances, and modern cabinetry. The main floor features updated flooring and newer windows throughout, creating a bright and inviting atmosphere. This property also includes air conditioning, along with a newer roof and siding. Upstairs, you'll find three bedrooms with new carpet (Tomahawk) and a 4-piece bathroom. The partially finished basement includes a spacious rec room, providing additional living space and tons of storage. Outside, the large yard features a sliding gate for off-street or RV parking. This residence is conveniently located near Falconridge Elementary and Bishop McNally High School. Enjoy outdoor activities at Prairie Winds Park, which features playgrounds, a splash park, a wading pool, and scenic pathways. For your shopping and dining needs, McKnight Village Shopping Centre, Costco and Sunridge Mall are just a short drive away. Don't miss your chance to own this fantastic home. (id:6769)

Primary Bedroom 14.00 Ft x 13.08 Ft

Bedroom 8.00 Ft x 15.67 Ft

Bedroom 8.00 Ft x 11.25 Ft

4pc Bathroom Measurements not available

Recreational, Games room 15.42 Ft x 13.42 Ft

Kitchen 9.17 Ft x 8.17 Ft

Living room 12.50 Ft x 14.92 Ft

Dining room 9.58 Ft x 10.83 Ft

2pc Bathroom Measurements not available

Listing Presented By:



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