



# 160 Falton Way Calgary Alberta

\$444,500

Welcome to this well maintained starter home or a good revenue property! This updated half Duplex Bungalow features total 4 bedrooms, 2 full bathrooms, a large lot with rear alley access, and a fenced back yard. On the main level of the home you'll find a large living room with fireplace, New kitchen with breakfast nook, and three good sized bedrooms. The lower level is fully finished with vinyl planks features, huge rec room/media room, full 3pc bath, and a large bedroom. Improvements and updates include the roof, Kitchen, bathroom vanity, New Windows, fresh paint and New Main Floor Doors. This home is a Perfect opportunity for all investors and first time homebuyers alike, looking to turn their dreams into reality. Great location, close to parks, schools, shopping, all major routes and so much more. Book your showing today! (id:6769)

- Recreational, Games room 18.50 Ft x 20.00 Ft
- Bedroom 8.50 Ft x 18.00 Ft
- 3pc Bathroom .00 Ft x .00 Ft
- Living room 13.25 Ft x 14.25 Ft
- Kitchen 8.17 Ft x 8.75 Ft
- Dining room 7.42 Ft x 9.67 Ft
- Primary Bedroom 11.33 Ft x 9.17 Ft
- Bedroom 7.83 Ft x 9.00 Ft
- Bedroom 7.50 Ft x 12.58 Ft
- 4pc Bathroom .00 Ft x .00 Ft

Listing Presented By:



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<http://www.ajitpalrealtor.com/>

**RE/MAX Realty Professionals**

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