



# 167 Falsby Road Calgary Alberta

\$500,000

CHECK OUT THE VIRTUAL TOUR! Classic bungalow located on quiet street across from a playground in Falconridge. Features include 3+2 bedrooms, 2 full baths plus a fully finished lower level. The main floor includes a sunken living room with a wood burning fireplace with a gas starter, patio doors onto the deck and a good sized kitchen and eating area. The lower level features a family room plus a full bath and 2 additional bedrooms. The carpet in the basement is a year old. The garage is 25.6" x 22'6. Fully fenced yard. Close to LRT, schools, shopping and recreation facilities! PLEASE NOTE: MINOR RENOVATIONS NOT COMPLETED DUE TO TIME CONSTRAINTS. FINISHING MATERIALS ARE IN THE GARAGE INCLUDING DRYWALL, BASEBOARDS, SHINGLES FOR NORTH SIDE OF HOUSE AND CLOSET DOORS. ALSO, THERE IS A PENDING INSURANCE CLAIM FOR THE KITCHEN FLOORING. WAITING FOR BUYER'S INPUT ON TYPE/COLOUR/SCHEDULE. THANKS! (id:6769)

4pc Bathroom 8.92 Ft x 7.00 Ft  
Bedroom 10.50 Ft x 11.25 Ft  
Bedroom 14.92 Ft x 22.83 Ft  
Laundry room 14.92 Ft x 7.58 Ft  
Recreational, Games room 14.08 Ft x 21.67 Ft  
Other 6.00 Ft x 5.00 Ft  
Living room 12.67 Ft x 13.00 Ft

Kitchen 10.83 Ft x 10.08 Ft  
Primary Bedroom 11.25 Ft x 15.25 Ft  
Bedroom 8.50 Ft x 12.83 Ft  
Dining room 9.67 Ft x 7.58 Ft  
Bedroom 8.75 Ft x 10.33 Ft  
4pc Bathroom 7.58 Ft x 7.33 Ft

Listing Presented By:



Originally Listed by:  
Royal LePage Benchmark

<http://www.shauakenworthy.com>

**RE/MAX Realty Professionals**

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

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