



# 168 Faldale Close Calgary Alberta

\$649,999

Great property for the first time Buyer's or use as a revenue property. Wonderful location; close to the recreation center and easy access to Stoney Trail and McKnight Blvd. This family oriented community has great schools nearby and shopping and easy access to public transportation. With 3 bedrooms up and 1 full washroom. Basement has 2 separate illegal suits. The first illegal suit has 2 bedrooms and 1 full bathroom kitchen and living room, the second illegal suite has 1 bedroom and 1 full bathroom kitchen and living room. This home has been modestly upgraded over the years with new vinyl windows throughout (2019), laminate flooring for easy cleanups (2018), newer roof (2016) and vinyl sidings (2016), also high efficiency furnace (2013). All the rooms are great size especially the living room and dining area. Home is situated on a nice quiet street of Falconridge. (id:6769)

- 3pc Bathroom 6.00 Ft x 5.42 Ft
- Bedroom 11.17 Ft x 9.17 Ft
- Bedroom 10.58 Ft x 8.83 Ft
- Bedroom 10.17 Ft x 8.75 Ft
- Den 11.50 Ft x 7.75 Ft
- Dining room 14.50 Ft x 12.50 Ft
- Kitchen 8.58 Ft x 9.17 Ft
- Kitchen 10.00 Ft x 12.33 Ft
- Storage 4.08 Ft x 7.17 Ft

- Furnace 6.83 Ft x 3.67 Ft
- 4pc Bathroom 7.17 Ft x 8.50 Ft
- Bedroom 9.67 Ft x 9.67 Ft
- Bedroom 11.92 Ft x 12.00 Ft
- Dining room 10.83 Ft x 10.00 Ft
- Kitchen 12.25 Ft x 10.50 Ft
- Living room 16.08 Ft x 12.00 Ft
- Primary Bedroom 10.83 Ft x 12.00 Ft

Listing Presented By:



Originally Listed by:  
eXp Realty

**RE/MAX Realty Professionals**

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

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