



172 Falton Way Calgary Alberta

\$419,880

Attention Investors or First Time Home Buyers! With over 1600 sqft of living space and backing onto a playground, this 3 bedroom, 1.5 bathroom property in Falconridge is perfect for a fix and flip, BRRR (Buy, Renovate, Rent, Refinance) strategy or short-term rental. The roof is only 2-3 years old, giving you a head start on renovations. Located in the desirable Falconridge community, this property is close to schools, shopping, and amenities. Don't miss out on this opportunity to add to your investment portfolio! Falconridge is a mature northeast Calgary community known for its affordable housing and convenient location. It's a family-friendly community with plenty of green space, parks, and schools. Falconridge also has a good selection of shops and amenities close by. With easy access to major roadways, getting around the city is a breeze. Overall, Falconridge is a great place to live or invest in Calgary. (id:6769)

Primary Bedroom 11.67 Ft x 14.67 Ft
Recreational, Games room 9.83 Ft x 15.92 Ft
Other 4.33 Ft x 4.42 Ft
Living room 17.00 Ft x 12.75 Ft
Dining room 8.83 Ft x 12.33 Ft

2pc Bathroom 4.25 Ft x 6.25 Ft
4pc Bathroom 5.00 Ft x 10.08 Ft
Bedroom 9.08 Ft x 7.50 Ft
Bedroom 9.08 Ft x 9.00 Ft

Listing Presented By:



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