



## 207 Fallswater Road Calgary Alberta

\$585,000

Move right into this great condition bungalow with double garage and illegal BASEMENT SUITE W/SEPARATE ENTRANCE - currently rented and making mortgage payments for main floor owner much lower than any rental! There is a long list of HIGH QUALITY UPGRADES including all triple pane windows except 2 double panes in basement '22; recently painted main floor ceilings, walls, baseboards, doors & closets; light fixtures '23; main floor stove '23; washer & dryer '19; newer shingles, metal siding, fascia, soffits & eavestroughs. The private well laid out illegal suite features a functional open floor plan with a gorgeous wood burning fireplace feature wall with lots of cabinetry, a spacious bedroom with a properly sized egress window and a full bathroom. The HUGE PIE SHAPED YARD is fully fenced at back and has beautiful mature landscaping. Situated in the desirable Falconridge neighbourhood in a perfect CHILD SAFE LOCATION just a stone's throw to public and Catholic elementary, junior high and high schools, McKnight Westwinds c-train station and North East Sportsplex. This is a perfect opportunity for a homeowner looking to reduce mortgage costs with rental income or an investor seeking a turnkey property. Move in and if desired, assume the great reliable tenant. (id:6769)

Recreational, Games room 14.58 Ft x 19.58 Ft  
 Kitchen 15.08 Ft x 12.42 Ft  
 Bedroom 10.83 Ft x 10.00 Ft  
 3pc Bathroom 5.92 Ft x 5.25 Ft  
 Laundry room 8.50 Ft x 11.67 Ft  
 Storage 6.33 Ft x 5.25 Ft  
 Storage 4.67 Ft x 6.50 Ft  
 Furnace 6.58 Ft x 6.17 Ft

Other 3.92 Ft x 4.58 Ft  
 Living room 12.42 Ft x 14.75 Ft  
 Kitchen 10.67 Ft x 12.00 Ft  
 Dining room 7.42 Ft x 8.50 Ft  
 Primary Bedroom 12.58 Ft x 14.00 Ft  
 Bedroom 8.42 Ft x 10.75 Ft  
 Bedroom 9.58 Ft x 10.83 Ft  
 4pc Bathroom 8.67 Ft x 5.00 Ft

Listing Presented By:



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**RE/MAX Realty Professionals**

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