



REALTOR®



## 26 Falmead Bay Calgary Alberta

\$499,900

Welcome to this 2-storey, 3-bedroom half duplex in Falconridge set on a larger lot with an extra-long driveway for 2 vehicles. The main floor features a bright living area and a well-appointed kitchen with backyard access. Upstairs, you'll find three good-sized bedrooms, including a primary suite with a good size closet, two additional bedrooms, and a 4 piece full bathroom Fully finished basement with a (illegal suite) den kitchen, full bathroom and laundry. Property located on a quiet cul-de sac close to schools, shopping and transit. Book your showing today! (id:6769)

4pc Bathroom 9.08 Ft x 7.50 Ft

Kitchen 13.58 Ft x 16.42 Ft

Laundry room 5.92 Ft x 6.92 Ft

Office 9.83 Ft x 11.42 Ft

Storage 3.42 Ft x 5.00 Ft

2pc Bathroom 3.42 Ft x 5.00 Ft

Foyer 6.92 Ft x 5.17 Ft

Kitchen 19.33 Ft x 11.50 Ft

Living room 12.08 Ft x 17.42 Ft

Pantry 2.92 Ft x 3.00 Ft

2pc Bathroom 4.17 Ft x 5.00 Ft

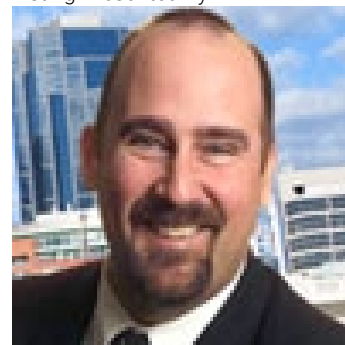
4pc Bathroom 7.75 Ft x 5.08 Ft

Bedroom 9.42 Ft x 9.17 Ft

Bedroom 9.67 Ft x 12.75 Ft

Primary Bedroom 15.58 Ft x 11.00 Ft

Listing Presented By:



Originally Listed by:  
Century 21 Bravo Realty

**RE/MAX Realty Professionals**

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

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