



272 Falton Drive Calgary Alberta

\$524,900

Discover an unbeatable investment opportunity in Falconridge with this turnkey rental property, now featuring brand-new carpet and modern lighting throughout! This meticulously maintained 4-level split home, offering 1,770 sq. ft. of immaculate living space, includes 4 bedrooms, 2 kitchens, and 2 full bathrooms, making it a cash flow king. The legal basement suite not only offers the potential for a "live up, rent down" setup but also serves as a fantastic mortgage helper, making it easier to qualify for financing. Why rent when you can own this detached property for half the cost of apartment living? Conveniently located near shopping, Stoney Trail, Calgary Airport, and LRT, this home is perfect for generating significant rental income. Don't miss out--book your showings today and seize this rare opportunity! (id:6769)

Primary Bedroom 10.00 Ft x 16.33 Ft

Bedroom 8.83 Ft x 12.92 Ft

4pc Bathroom 10.00 Ft x 5.00 Ft

Kitchen 8.25 Ft x 9.83 Ft

Hall 6.92 Ft x 7.08 Ft

Recreational, Games room 9.50 Ft x 12.17 Ft

Bedroom 8.75 Ft x 10.50 Ft

Bedroom 8.67 Ft x 13.58 Ft

4pc Bathroom 7.17 Ft x 4.92 Ft

Living room 11.83 Ft x 13.42 Ft

Dining room 10.25 Ft x 10.00 Ft

Kitchen 15.08 Ft x 10.50 Ft

Listing Presented By:



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RE/MAX Realty Professionals

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