



## 35 Falshire Way Calgary Alberta

\$499,900

Beautiful Bi- Level house with a SECOND KITCHEN in the basement with a SEPARATE SIDE ENTRANCE. LIVE UP AND RENT DOWN! SEPARATE LAUNDRY UP AND DOWN. Recently got MANY UPGRADES: NEW 2 KITCHENS, NEW APPLIANCES, NEW FLOORING, NEW LIGHT FIXTURES, NEW BATH ROOMS, NEW PAINT. This Bi- Level house has two Bedrooms on upper floor, spacious living room, dining area and completely renovated kitchen and a bathroom. Also fully developed Illegal Basement suite with a separate entrance. Basement has a huge living room, big kitchen, good size bed room, laundry room, and a bath room. Lots of storage spaces. Parking pad at the front of the house. This house is close to all amenities, such as: bus-stop, schools, shops and playground. C-train station is a 5 minute drive away. Move in ready! Quick possession available. (id:6769)

Family room 19.00 Ft x 17.67 Ft  
Kitchen 7.75 Ft x 15.25 Ft  
3pc Bathroom 5.25 Ft x 7.42 Ft  
Laundry room 9.00 Ft x 6.00 Ft  
Bedroom 9.50 Ft x 9.08 Ft  
Living room 14.08 Ft x 12.08 Ft

Dining room 10.42 Ft x 8.17 Ft  
Primary Bedroom 10.75 Ft x 10.42 Ft  
Bedroom 9.50 Ft x 8.17 Ft  
Kitchen 8.50 Ft x 7.84 Ft  
4pc Bathroom 8.33 Ft x 7.75 Ft

Listing Presented By:



Originally Listed by:  
First Place Realty

<http://www.dreamhomecalgary.com/>

**RE/MAX Realty Professionals**

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