



# 45 Falchurch Road Calgary Alberta

\$450,000

Investor's Dream! Positive Cash Flow Income Property\*\*Listen up, investors! This is the kind of property you've been waiting for--a real cash flow machine. Recently renovated and located in a prime area, this property is set to deliver consistent, positive cash flow.\*\*Key Features:\*\*- \*\*Income-Generating:\*\* Steady positive cash flow, perfect for building your wealth.- \*\*Updated Amenities:\*\* Renovated just a few years ago with modern, high-quality finishes.- \*\*Laundry:\*\* laundry/ suite added convenience and appeal for tenants.- \*\*Legalized Basement Suite Registered with the City of Calgary. This property is a no-brainer for any serious investor looking to expand their portfolio with a reliable income stream. Don't wait-- contact us now and take the next step toward financial freedom! (id:6769)

- Bedroom 7.58 Ft x 13.92 Ft
- Kitchen 10.75 Ft x 9.75 Ft
- Bedroom 11.42 Ft x 10.42 Ft
- Living room 12.92 Ft x 12.00 Ft
- Furnace 8.08 Ft x 6.92 Ft
- 4pc Bathroom 5.08 Ft x 7.58 Ft
- Dining room 7.58 Ft x 10.17 Ft

- 4pc Bathroom 6.92 Ft x 7.33 Ft
- Bedroom 10.33 Ft x 12.67 Ft
- Bedroom 10.33 Ft x 9.25 Ft
- Dining room 9.67 Ft x 8.00 Ft
- Kitchen 9.67 Ft x 10.67 Ft
- Living room 14.50 Ft x 12.50 Ft

Listing Presented By:



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Comox Realty

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

**RE/MAX Realty Professionals**

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