



## 48 Faldale Close Calgary Alberta

\$579,900

Welcome to this bright and beautifully maintained 1,045 sq ft bungalow in the heart of Falconridge NE! Featuring 3 bedrooms on the main floor with 1 full bathroom and a convenient half bathroom attached to the master bedroom, this home offers comfort and practicality for families or first-time buyers. The flooring and paint were updated in 2022, giving the main level a fresh and modern feel. The 2-bedrooms basement (illegal suite) provides excellent rental income to help with mortgage payments. Enjoy the natural light with a west-facing front and a charming east-facing backyard—perfect for morning coffee, relaxing, or hosting family gatherings. Double detached garage, offering secure parking and with concrete parking pad in the front of house you can park 4 cars. Located close to the sports centre, grocery stores, schools, parks, and transit, this is an ideal home for homeowners and investors alike. Don't miss this great opportunity in a well-established community! (id:6769)

4pc Bathroom 7.58 Ft x 4.92 Ft  
Bedroom 12.75 Ft x 9.00 Ft  
Bedroom 12.83 Ft x 8.92 Ft  
Kitchen 13.33 Ft x 10.83 Ft  
Living room 16.08 Ft x 14.42 Ft  
Furnace 9.33 Ft x 4.25 Ft  
2pc Bathroom 3.75 Ft x 3.92 Ft

4pc Bathroom 4.92 Ft x 9.17 Ft  
Bedroom 9.92 Ft x 9.33 Ft  
Bedroom 9.92 Ft x 9.25 Ft  
Dining room 11.75 Ft x 8.67 Ft  
Kitchen 11.75 Ft x 9.92 Ft  
Living room 14.92 Ft x 13.25 Ft  
Primary Bedroom 13.25 Ft x 13.17 Ft

Listing Presented By:



Originally Listed by:  
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**RE/MAX Realty Professionals**

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