



48 Faldale Close Calgary Alberta

\$559,900

Welcome to this bright and beautifully maintained 1,045 sq ft bungalow nestled in the heart of the well-established Falconridge NE community! This move-in ready home features 3 bedrooms on the main floor, 1 full bathroom, and a convenient half bathroom attached to the master bedroom. Flooring and paint upgraded in 2022, give the main level a modern and welcoming feel throughout. The 2-bedrooms basement (illegal suite) offers excellent rental income potential to help offset mortgage payments -- ideal for investors or first-time buyers. Enjoy natural light in day with a west-facing front and a charming east-facing backyard, perfect for morning coffee, relaxing evenings, or hosting family gatherings. Park with ease thanks to a double detached garage plus a concrete parking pad at the front, accommodating up to 3 vehicles on your property and additional street parking. Located close to the Falconridge Sports Centre, grocery stores, schools, parks, and walking distance to transit -- everything you need is right at your doorstep. Don't miss this fantastic opportunity in one of Calgary's most connected and family-friendly communities! (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 3.92 Ft x 3.75 Ft

4pc Bathroom 9.17 Ft x 4.92 Ft
Bedroom 9.92 Ft x 9.33 Ft
Bedroom 9.92 Ft x 9.25 Ft
Dining room 11.75 Ft x 9.92 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:



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PREP Realty

RE/MAX Realty Professionals

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