



63 Falshire Place Calgary Alberta

\$519,800

This bright and spacious bungalow offers comfortable living for all stages of life. Ideal for a growing family or those seeking easy accessibility, the home features only one step at the front entrance. The main floor includes a large living area, a spacious kitchen with laundry, three generously sized bedrooms, and 4-piece bathroom. The fully developed basement features a spacious illegal suite built to city code and very easy to legalize. It offers three bedrooms with large windows, a kitchen, living room, full bathroom, separate laundry, and a separate entrance--perfect for extended family or rental income. Recent updates include new windows and a newer roof completed within the last few years, along with a new front driveway. The fully fenced backyard boasts mature fruit trees and access to a paved back lane. Ample street parking is available. Located on a quiet cul-de-sac, this home is just a short walk to a K-6 school, with a nearby junior high. Easy access to major roads and close proximity to amenities complete this fantastic opportunity. (id:6769)

Kitchen 8.50 Ft x 6.58 Ft

Bedroom 15.75 Ft x 10.67 Ft

Family room 10.33 Ft x 8.25 Ft

Bedroom 10.42 Ft x 8.92 Ft

3pc Bathroom 6.17 Ft x 5.75 Ft

Living room 16.08 Ft x 11.92 Ft

Primary Bedroom 14.17 Ft x 10.75 Ft

Dining room 10.75 Ft x 10.00 Ft

Bedroom 11.83 Ft x 8.92 Ft

Kitchen 11.83 Ft x 10.42 Ft

Bedroom 9.42 Ft x 8.67 Ft

4pc Bathroom 8.42 Ft x 4.92 Ft

Foyer 7.00 Ft x 6.92 Ft

Listing Presented By:



Originally Listed by:
RE/MAX House of Real Estate

RE/MAX Realty Professionals

#10, 6020 - 1A ST SW , Calgary, AB,

Phone: 403-259-4141
darylcarlson@shaw.ca