



## 95 Falton Way Calgary Alberta

\$449,000

Two bedroom bungalow with flex room down. Great for home office or bedroom if you put in a larger window. Nicely Renovated with Vinyl plank flooring, neutral colour paint throughout, and modern bathroom. NEWER FURNACE and NEWER AIR CONDITIONER, NEWER hot water tank, and all NEW energy efficient windows throughout. Large lot with plenty of room to build a garage or garage with work shop or off street parking. Close to local shopping, schools, parks, and public transportation (bus & LRT). Located on a quiet street with a large West facing back yard with nice sized deck. (id:6769)

Other 12.17 Ft x 11.33 Ft

Primary Bedroom 11.92 Ft x 9.58 Ft

Living room 14.33 Ft x 11.83 Ft

Bedroom 9.58 Ft x 8.50 Ft

Other 16.42 Ft x 6.00 Ft

4pc Bathroom .00 Ft x .00 Ft

Listing Presented By:



Originally Listed by:  
RE/MAX Realty Professionals

<http://www.gordonpethick.ca/>

**RE/MAX Realty Professionals**

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

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