47 Falchurch Road NE
Calgary, Alberta

MLS # A2184523

$449,900

Division:	Falconridge
Type:	Residential/Duplex
Style:	2 Storey, Side by Side

Size:	1,152 sq.ft.	**Age:**	1980 (45 yrs old)
Beds:	3	**Baths:**	1 full / 1 half

Garage:	Off Street
Lot Size:	0.06 Acre
Lot Feat:	Back Lane, Back Yard, Paved, Rectangular Lot

Heating:	Forced Air, Natural Gas	**Water:**	-
Floors:	Laminate	**Sewer:**	-
Roof:	Asphalt Shingle	**Condo Fee:**	-
Basement:	Full, Unfinished	**LLD:**	-
Exterior:	Mixed, Vinyl Siding, Wood Frame	**Zoning:**	R2
Foundation:	Poured Concrete	**Utilities:**	-
Features:	Laminate Counters, No Animal Home		

Inclusions: Fridge, Stove, Dishwasher, Washer, Dryer

EXCELLENT OPPORTUNITY FOR FIRST-TIME HOME BUYERS! Presenting a 2 Storey home in the highly sought-after community of Falconridge. This stunning property is ideally situated near schools, parks, playgrounds, shopping centers, and public transportation, offering convenience and accessibility. The main level boasts a bright and spacious living room, kitchen with an adjoining dining area, and an inviting atmosphere perfect for family gatherings and 2Pc bath. The upper level includes 3 generously sized bedrooms and a full bathroom. Unfinished finished Basement a dedicated laundry. Fully Fenced Backyard, Good size Deck and Paved Back alley. Seize this exceptional opportunity—schedule your private viewing today by contacting your preferred realtor.