

182 Falton Way NE
Calgary, Alberta

MLS # A2161731



\$469,900

Division:	Falconridge		
Type:	Residential/Duplex		
Style:	2 Storey, Side by Side		
Size:	1,210 sq.ft.	Age:	1980 (44 yrs old)
Beds:	4	Baths:	2 full / 1 half
Garage:	Single Garage Detached		
Lot Size:	0.06 Acre		
Lot Feat:	Back Lane, Back Yard, Few Trees, Low Maintenance Landscape, Landscaper		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Wood Frame	Zoning:	R-C2
Foundation:	Poured Concrete	Utilities:	-
Features:	Bar		

Inclusions: N/A

Looking for the perfect blend of comfort and convenience? This perfectly maintained duplex with 3 bedrooms upstairs and 1 in the basement. Newer shingles and updated windows. Step inside and be greeted by the spacious open kitchen, perfect for entertaining guests or enjoying a quiet night in. The finished basement offers even more space for relaxation or hosting gatherings, including a bar and a cozy bedroom for guests or family members to enjoy. The low maintenance landscaping means you can spend less time on yard work and more time enjoying the beautiful surroundings. Never worry about scraping ice off your car again with the heated single detached garage, perfect for keeping your vehicle safe and warm during the cold winter months. Low maintenance landscaping will add more time to enjoy life. Plus, with 2 additional parking spaces in the front, you'll have plenty of room for guests or extra vehicles. Don't miss out on the opportunity to make this duplex your new home. With its perfect blend of style, comfort, and convenience, it's sure to impress even the most discerning buyer. Make an appointment to see it today before it's gone!