11 Falchurch Road NE
Calgary, Alberta

MLS # A2165182

$479,900

Division:	Falconridge		
Type:	Residential/Duplex		
Style:	2 Storey, Side by Side		
Size:	1,197 sq.ft.	**Age:**	1981 (43 yrs old)
Beds:	4	**Baths:**	1 full / 1 half
Garage:	Parking Pad		
Lot Size:	0.07 Acre		
Lot Feat:	Back Yard, Private		

Heating:	Central	**Water:**	-
Floors:	Carpet, Vinyl	**Sewer:**	-
Roof:	Asphalt Shingle	**Condo Fee:**	-
Basement:	Finished, Full	**LLD:**	-
Exterior:	Metal Siding , Wood Frame	**Zoning:**	R-C2
Foundation:	Poured Concrete	**Utilities:**	-
Features:	No Smoking Home, Pantry		

Inclusions: N/A

EXCELLENT OPPORTUNITY FOR FIRST-TIME HOME BUYERS! Presenting a beautifully renovated bi-level 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, a modern kitchen with an adjoining dining area, and an inviting atmosphere perfect for family gatherings. The upper level includes two generously sized bedrooms, a master bedroom, and a full bathroom. The fully finished basement features a large family room, an additional bedroom, and a dedicated laundry area, providing ample space for relaxation and entertainment. Seize this exceptional opportunity—schedule your private viewing today by contacting your preferred realtor.