

55 Falbury Crescent NE
Calgary, Alberta

MLS # A2165503

\$469,900



Division:	Falconridge		
Type:	Residential/Duplex		
Style:	Bi-Level, Side by Side		
Size:	922 sq.ft.	Age:	1980 (44 yrs old)
Beds:	3	Baths:	2
Garage:	Off Street		
Lot Size:	0.06 Acre		
Lot Feat:	Back Lane, Back Yard, Cul-De-Sac, Landscaped		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Separate/Exterior Entry, Finished, Full, Suite	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R-C2
Foundation:	Poured Concrete	Utilities:	-
Features:	Ceiling Fan(s), No Animal Home, No Smoking Home		

Inclusions: NONE

Wow! Location! location! location! The perfect Semi Detached (Half Duplex) Bi-Level with new Carpet and paint in Falconridge N.E. Calgary. Lots of Car Packing place in front and back side of house. 2+1 Bedrooms, 2 full Bathrooms, Fully finished 1 bedrooms (illegal) basement (Maybe Possibility for 2nd bedroom too in the basement) with large living room, kitchen, Separate Entrance and separate common Laundry room. New roof on 2020. Near all Amenity's-School's, Bus Stop, Sportsplex Plaza, Mcknight Village Shopping Centre. Church, grocery store, dental and family doctors, Pharmacy, other amenities and much more! Great opportunity for first buyers to Investors. Don't miss the chance to buy this renovated House.