

131 Falworth Way NE
Calgary, Alberta

MLS # A2166017



\$469,000

Division:	Falconridge		
Type:	Residential/Duplex		
Style:	2 Storey, Side by Side		
Size:	1,188 sq.ft.	Age:	1981 (43 yrs old)
Beds:	3	Baths:	1 full / 1 half
Garage:	Alley Access, Off Street, Parking Pad, RV Access/Parking		
Lot Size:	0.07 Acre		
Lot Feat:	Back Lane		

Heating: Forced Air, Natural Gas

Floors: Carpet, Vinyl

Roof: Asphalt Shingle

Basement: Full, Partially Finished

Exterior: Vinyl Siding

Foundation: Poured Concrete

Features: Ceiling Fan(s), Granite Counters, Storage, Vinyl Windows

Water: -

Sewer: -

Condo Fee: -

LLD: -

Zoning: R-C2

Utilities: -

Inclusions: N/A

Welcome to this beautifully renovated half-duplex located on a quiet street, this turn-key home is ideal for families or investors seeking a move-in ready property. Step inside to discover an updated kitchen that boasts granite countertops, stainless steel appliances, and modern cabinetry. The main floor features updated flooring and newer windows throughout, creating a bright and inviting atmosphere. This property also includes air conditioning, along with a newer roof and siding. Upstairs, you'll find three bedrooms with new carpet (Tomahawk) and a 4-piece bathroom. The partially finished basement includes a spacious rec room, providing additional living space and tons of storage. Outside, the large yard features a sliding gate for off-street or RV parking. This residence is conveniently located near Falconridge Elementary and Bishop McNally High School. Enjoy outdoor activities at Prairie Winds Park, which features playgrounds, a splash park, a wading pool, and scenic pathways. For your shopping and dining needs, McKnight Village Shopping Centre, Costco and Sunridge Mall are just a short drive away. Don't miss your chance to own this fantastic home.