

104 Falconridge Close NE
Calgary, Alberta

MLS # A2164669



\$399,999

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|------------------|---|---------------|-------------------|
| Division: | Falconridge | | |
| Type: | Residential/House | | |
| Style: | 2 Storey | | |
| Size: | 1,184 sq.ft. | Age: | 1980 (44 yrs old) |
| Beds: | 4 | Baths: | 1 full / 1 half |
| Garage: | Double Garage Detached | | |
| Lot Size: | 0.11 Acre | | |
| Lot Feat: | Back Lane, Back Yard, Lawn, Low Maintenance Landscape, Landscaped, Ma | | |

| | | | |
|--------------------|---------------------------------|-------------------|------|
| Heating: | Forced Air | Water: | - |
| Floors: | Carpet, Ceramic Tile, Laminate | Sewer: | - |
| Roof: | Asphalt | Condo Fee: | - |
| Basement: | Finished, Full | LLD: | - |
| Exterior: | Concrete, Unknown | Zoning: | R-C2 |
| Foundation: | Poured Concrete | Utilities: | - |
| Features: | No Animal Home, No Smoking Home | | |

Inclusions: Storage shed, Hot Tub,

OPEN HOUSE SEPTEMBER. 13th. 2024 from 2:00-4:00 pm-WELCOME TO THE LEAST EXPENSIVE SINGLE FAMILY DETACHED HOME IN ENTIRE CALGARY NE- A really nice well kept home that features THREE BEDROOMS, 1.5 BATHROOMS- FULLY FINISHED BASEMENT- DBL. DETACHED GARAGE. The location is excellent with a park just out the front door and schools and shopping close by. The home offers a large eat in kitchen as well as a dining area and living room. Bedrooms are well sized and the developed basement offers a family room, den/4th bedroom and finished laundry room. The rear pied lot faces west and includes mature trees, 24x20 DOUBLE CAR garage, large deck and beautiful hot tub. It is a tidy package and early possession is possible. Call your favourite Realtor now to view this lovely home. Won't last long!! --