

207 Fallswater Road NE
Calgary, Alberta

MLS # A2180572



\$585,000

Division:	Falconridge		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,021 sq.ft.	Age:	1979 (45 yrs old)
Beds:	4	Baths:	2
Garage:	Double Garage Detached		
Lot Size:	0.11 Acre		
Lot Feat:	Back Lane, Pie Shaped Lot		

Heating:	Forced Air	Water:	-
Floors:	Ceramic Tile, Laminate, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Separate/Exterior Entry, Finished, Full, Suite	LLD:	-
Exterior:	Metal Siding , Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Built-in Features, Separate Entrance, Vinyl Windows		

Inclusions: Basement Fridge and Basement Stove

Move right into this great condition bungalow with double garage and illegal BASEMENT SUITE W/SEPARATE ENTRANCE - currently rented and making mortgage payments for main floor owner much lower than any rental! There is a long list of HIGH QUALITY UPGRADES including all triple pane windows except 2 double panes in basement '22; recently painted main floor ceilings, walls, baseboards, doors & closets; light fixtures '23; main floor stove '23; washer & dryer '19; newer shingles, metal siding, fascia, soffits & eavestroughs. The private well laid out illegal suite features a functional open floor plan with a gorgeous wood burning fireplace feature wall with lots of cabinetry, a spacious bedroom with a properly sized egress window and a full bathroom. The HUGE PIE SHAPED YARD is fully fenced at back and has beautiful mature landscaping. Situated in the desirable Falconridge neighbourhood in a perfect CHILD SAFE LOCATION just a stone's throw to public and Catholic elementary, junior high and high schools, McKnight Westwinds c-train station and North East Sportsplex. This is a perfect opportunity for a homeowner looking to reduce mortgage costs with rental income or an investor seeking a turnkey property. Move in and if desired, assume the great reliable tenant.