

63 Falton Close NE
Calgary, Alberta

MLS # A2184203



\$449,900

Division:	Falconridge		
Type:	Residential/House		
Style:	3 Level Split		
Size:	925 sq.ft.	Age:	1981 (44 yrs old)
Beds:	3	Baths:	2
Garage:	Double Garage Detached		
Lot Size:	0.09 Acre		
Lot Feat:	Back Yard		

Heating:	Forced Air	Water:	-
Floors:	Wood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Vinyl Siding	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	No Animal Home, No Smoking Home, See Remarks		

Inclusions: none

Welcome to this beautiful home located in Falconridge. This home offers upgrades and a decent size backyard for the perfect summer days. The house is currently vacant. The house is located right beside schools, parks, grocery stores and the airport. Main floor also consists of a dining, living, and kitchen. Furthermore, the upper floor comes with a primary bedroom, 4pc Bath and another great size bedroom. The basement features a 4pc bath, bedroom, laundry/utility and a Rec room. This house is a perfect fit for any investors or homebuyers looking for a property with great features and amenities nearby. This opportunity won't last, book your showings today.