



GRASSROOTS
REALTY GROUP

587-777-7276
yuri@grassrootsrealtygroup.ca

235 Fallswater Road NE
Calgary, Alberta

MLS # A2299188



\$475,000

Division:	Falconridge		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,087 sq.ft.	Age:	1979 (47 yrs old)
Beds:	3	Baths:	2
Garage:	Double Garage Detached, Garage Faces Rear		
Lot Size:	0.11 Acre		
Lot Feat:	Rectangular Lot		

Heating:	Forced Air	Water:	-
Floors:	Ceramic Tile, Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Open Floorplan		

Inclusions:	N/A
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Property sold as is, where is. Open-concept layout connecting the kitchen and living room. Laminate flooring throughout the main living spaces, and tile in the kitchen. The kitchen features stainless steel appliances and overlooks a private west-facing backyard with a covered deck. Three bedrooms and two bathrooms. Double detached garage. Conveniently located just minutes from 16 Avenue and Stoney Trail.