



GRASSROOTS
REALTY GROUP

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26 Falmead Bay NE
Calgary, Alberta

MLS # A2301190



\$425,000

Division:	Falconridge		
Type:	Residential/Duplex		
Style:	2 Storey, Attached-Side by Side		
Size:	1,275 sq.ft.	Age:	1981 (45 yrs old)
Beds:	3	Baths:	2 full / 2 half
Garage:	Carport		
Lot Size:	0.20 Acre		
Lot Feat:	Cul-De-Sac, Landscaped		

Heating: Forced Air

Floors: Ceramic Tile, Laminate

Roof: Asphalt Shingle

Basement: Full

Exterior: Vinyl Siding

Foundation: Poured Concrete

Features: No Animal Home, No Smoking Home, Separate Entrance, Vinyl Windows

Water: -

Sewer: -

Condo Fee: -

LLD: -

Zoning: R-CG

Utilities: -

Inclusions: N/A

Welcome to this 2-storey, 3-bedroom half duplex in Falconridge set on a larger lot with an extra-long driveway for 2 vehicles. The main floor features a bright living area and a well-appointed kitchen with backyard access. Upstairs, you'll find three good-sized bedrooms, including a primary suite with a good size closet, two additional bedrooms, and a 4 piece full bathroom Fully finished basement with a (illegal suite) den kitchen, full bathroom and laundry. Property located on a quiet cul-de sac close to schools, shopping and transit. Book your showing today!