



GRASSROOTS

REALTY GROUP

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**255 Falshire Way NE
Calgary, Alberta**

MLS # A2302353

\$474,900



Division:	Falconridge		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,128 sq.ft.	Age:	1981 (45 yrs old)
Beds:	3	Baths:	1 full / 2 half
Garage:	Alley Access, Parking Pad, Single Garage Detached		
Lot Size:	0.07 Acre		
Lot Feat:	Back Lane, Landscaped, Rectangular Lot		

Heating:	High Efficiency, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Laminate, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Kitchen Island		

Inclusions: Storage shed, Any items on property as viewed

"" OPEN HOUSE: SUNDAY, MAY 10, 2:00 - 4:00 PM "" Excellent family home, investment property, fully developed, substantially upgraded (Windows, roof, central air conditioning, hi efficiency furnace, upgraded hot water tank. Large detached single garage (24x14 feet), 3 upper bedrooms, updated kitchen with island eating bar, separate dining room, main floor living room and lower level family room Full bath up, half bath on main level and shower in the basement Beautifully landscaped backyard with patio furniture, large attached storage shed (on RPR with compliance stamp)