



GRASSROOTS
REALTY GROUP

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1163 Falworth Road NE
Calgary, Alberta

MLS # A2309062



\$549,000

Division:	Falconridge		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,025 sq.ft.	Age:	1979 (47 yrs old)
Beds:	5	Baths:	2
Garage:	Off Street, Parking Pad		
Lot Size:	0.11 Acre		
Lot Feat:	Back Lane, Front Yard, Lawn, Private, Rectangular Lot		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Hardwood, Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Brick, Stucco, Wood Frame	Zoning:	R-C2
Foundation:	Poured Concrete	Utilities:	-
Features:	Laminate Counters, Open Floorplan		

Inclusions: N/A

Welcome home to a beautiful 5Br/2Bath Bungalow that has a LEGAL SUITE with a separate entrance and also a separate laundry, in the very popular Falconridge community of NE Calgary. The Main Floor unit features an open foyer, sunken Living Room with a fireplace, Kitchen, Breakfast Nook, Primary bedroom, 2 other Bedrooms, and a 4 Pc Full Bathroom. Off the Kitchen/Nook, there is access to the large landscaped backyard, big enough for building a double/triple garage. The LEGAL Basement Suite has its own separate entrance from the side of the house, and it offers a large Family Room + Dining, Kitchen, 2 Bedrooms, 3 Pc Full Bathroom, and its own separate Laundry. This home is located conveniently close to all amenities. Only a 1-minute walk to the nearest Bus Stop, 5-mins. walk to Banks/biggest South Asian market of NE, Safeway, Elementary school, 24/7 McDonalds and Shoppers Drug Mart, and a 10-mins. walk to Prairie winds park. By car, you are only a few mins. away from YMCA, Superstore, and Park N Ride. Going to any part of the city is very convenient with easy access to McKnight Blvd, and Stoney Trail. Please call your favourite Realtor and book your viewing. **HIGHLIGHT FEATURES-** The whole house has been freshly painted, it has a brand new standing shower in the Basement Bathroom and brand new flooring throughout the entire basement. Also note that the house has been professionally managed for the last 7 years.