



GRASSROOTS
REALTY GROUP

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356 Falmere Road NE
Calgary, Alberta

MLS # A2309868



\$460,000

Division:	Falconridge		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,068 sq.ft.	Age:	1983 (43 yrs old)
Beds:	5	Baths:	2
Garage:	Off Street		
Lot Size:	0.09 Acre		
Lot Feat:	Back Lane, Back Yard, City Lot, Landscaped, Lawn, Level, Private		

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

Inclusions:	N/A
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Welcome to your new home in Falconridge!! This well-cared-for property offers a perfect blend of comfort, convenience, and flexibility. The spacious backyard is ideal for relaxing or entertaining during the warmer months. Situated just steps from schools, parks, grocery stores, and public transit, the location provides easy access to everyday essentials. The main floor features a bright living room, a cozy dining space, and a functional kitchen. Upstairs, you'll find three bedrooms including a generous primary along with a full 3-piece bathroom. The (illegal) basement suite adds extra versatility, offering two good-sized bedrooms, a 4-piece bathroom, and a large recreation area, perfect for extended family use. Whether you're a first-time buyer or an investor, this home delivers great value in a prime location. Don't miss your chance, schedule your showing today!