



GRASSROOTS
REALTY GROUP

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61 Falmere Way NE
Calgary, Alberta

MLS # A2314779



\$459,900

Division:	Falconridge		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,112 sq.ft.	Age:	1987 (39 yrs old)
Beds:	3	Baths:	1 full / 1 half
Garage:	Double Garage Detached, Off Street		
Lot Size:	0.06 Acre		
Lot Feat:	Back Lane, Paved, Rectangular Lot		

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

Inclusions: N/A

Perfect for first-time buyers or families, this upgraded home is just half a block from the school and close to shopping, parks, and transit. Enjoy a bright and open living room with easy-care laminate flooring and a convenient half bath on the main floor. The kitchen is functional and modern with durable cement countertops and soft-close cabinets and drawers. Step out to a large deck through side door which is great for BBQs—and a double detached garage for extra storage and parking. Upstairs offers three bedrooms with fresh paint, comfortable carpet, and updated vinyl windows. The 4-piece bathroom includes ceramic tile flooring and decorative tile around the tub. The fully finished basement adds even more living space with a rec room, laundry area, and built-in storage. Move-in ready and packed with value. Check out the virtual link. Don't miss out!