



GRASSROOTS
REALTY GROUP

587-777-7276
yuri@grassrootsrealtygroup.ca

56 Fallingworth Bay NE
Calgary, Alberta

MLS # A2321764



\$515,000

Division:	Falconridge		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,065 sq.ft.	Age:	1981 (45 yrs old)
Beds:	5	Baths:	2 full / 2 half
Garage:	Off Street, Parking Pad		
Lot Size:	0.11 Acre		
Lot Feat:	Cul-De-Sac, Front Yard, Interior Lot, Lawn, Many Trees		

Heating:	Forced Air	Water:	-
Floors:	Laminate, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Open Floorplan, Separate Entrance		

Inclusions: Basement; Electric Range , Hood fan, Refrigerator

Rare opportunity to own a spacious bungalow with 2-bedroom LEGAL BASEMENT SUITE on a quiet street in Falconridge. This well-maintained property offers over 2,057 sq. ft. of developed living space and is ideal for families, investors, or buyers seeking mortgage helping rental income from already rented basement suite and tenants are willing to stay. The bright and functional main floor features a living room, three generously sized bedrooms, 1.5 bathrooms, a spacious kitchen with ample cabinetry, and a dining area perfect for everyday living and entertaining. The fully legal basement suite offers a separate entrance, two bedrooms, 1.5 bathrooms, a full kitchen, and a comfortable living area, creating excellent income potential or space for extended family. Shared laundry is conveniently located with secure access for both levels. Outside, the oversized backyard provides plenty of room for outdoor entertaining, gardening, children's play areas, or simply enjoying the privacy and space. Situated on a peaceful street and within walking distance to schools, parks, shopping, and public transit, this property offers the perfect combination of comfort, convenience, and value. Whether you're looking for a family home with supplemental income or a smart investment opportunity, this is a property you won't want to miss.