



**GRASSROOTS**  
REALTY GROUP

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20 Falton Way NE  
Calgary, Alberta

MLS # A2324585



**\$457,000**

|                  |                                                                         |               |                   |
|------------------|-------------------------------------------------------------------------|---------------|-------------------|
| <b>Division:</b> | Falconridge                                                             |               |                   |
| <b>Type:</b>     | Residential/House                                                       |               |                   |
| <b>Style:</b>    | Bungalow                                                                |               |                   |
| <b>Size:</b>     | 883 sq.ft.                                                              | <b>Age:</b>   | 1980 (46 yrs old) |
| <b>Beds:</b>     | 3                                                                       | <b>Baths:</b> | 2                 |
| <b>Garage:</b>   | Alley Access, Double Garage Detached, Garage Door Opener, Heated Garage |               |                   |
| <b>Lot Size:</b> | 0.10 Acre                                                               |               |                   |
| <b>Lot Feat:</b> | Back Lane, Back Yard, Landscaped                                        |               |                   |

|                    |                                  |
|--------------------|----------------------------------|
| <b>Heating:</b>    | Forced Air, Natural Gas          |
| <b>Floors:</b>     | Ceramic Tile, Hardwood, Linoleum |
| <b>Roof:</b>       | Asphalt Shingle                  |
| <b>Basement:</b>   | Full                             |
| <b>Exterior:</b>   | Wood Frame, Wood Siding          |
| <b>Foundation:</b> | Poured Concrete                  |
| <b>Features:</b>   | No Animal Home                   |

|                   |      |
|-------------------|------|
| <b>Water:</b>     | -    |
| <b>Sewer:</b>     | -    |
| <b>Condo Fee:</b> | -    |
| <b>LLD:</b>       | -    |
| <b>Zoning:</b>    | R-CG |
| <b>Utilities:</b> | -    |

**Inclusions:** None

Welcome to this beautifully maintained 3-bedroom, 2-bathroom detached bungalow, offering over 880 sq. ft. of comfortable main-floor living space. Sunlight floods the west-facing living room, showcasing gleaming hardwood floors that lead into a spacious kitchen complete with stainless steel appliances. The main level also features two generous bedrooms, a full 4-piece bath, and a bright sunroom. The fully finished basement adds massive value with a large rec room, a 3rd bedroom, a full bathroom, and endless storage with a central vacuum system. Step outside to your private, fully fenced backyard—complete with an oversized, heated, double-detached garage perfect for a workshop or hobbyist. Located on a quiet, mature street close to schools, parks, shopping, and transit. Waiting for its next owners.