



GRASSROOTS
REALTY GROUP

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379 Falmere Road NE
Calgary, Alberta

MLS # A2326447



\$449,900

Division:	Falconridge		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,061 sq.ft.	Age:	1983 (43 yrs old)
Beds:	5	Baths:	2
Garage:	Double Garage Detached		
Lot Size:	0.09 Acre		
Lot Feat:	Reverse Pie Shaped Lot		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Mixed	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Kitchen Island		

Inclusions: na

BUNGALOW IN THE FALCONRIDGE COMMUNITY WITH OVERSIZED DOUBLE DETACHED GARAGE AND 2 BEDROOM BASEMENT (ILLEGAL) SUITE. THE HOUSE NEEDS TLC WITH MANY UPGRADES. FULLY FINISHED HOME WITH 3+2 BEDROOMS, 2 FULL WASHROOMS, 2 KITCHENS, DEN, FAMILY/RECREATION ROOM, LIVING ROOM, BAY WINDOWS, BREAKFAST BAR, CORNER BRICK FIREPLACE IN BASEMENT, OAK BAR, INSULATED GARAGE, AND FULLY FENCED YARD WITH DECK AND PATIO AREA. AN IDEAL LOCATION, WALKING DISTANCE TO SCHOOL AND PLAYGROUND. BOOK YOUR APPOINTMENT FOR VIEWING. ALL BASEMENT BEDROOM AND KITCHEN WINDOWS WERE UPGRADED TO BIGGER WINDOWS.