



GRASSROOTS
REALTY GROUP

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292 Falshire Way NE
Calgary, Alberta

MLS # A2328021



\$399,900

Division:	Falconridge		
Type:	Residential/House		
Style:	Bungalow		
Size:	817 sq.ft.	Age:	1983 (43 yrs old)
Beds:	4	Baths:	1 full / 1 half
Garage:	Parking Pad		
Lot Size:	0.14 Acre		
Lot Feat:	Back Yard, Cleared, Pie Shaped Lot		

Heating:	Forced Air	Water:	-
Floors:	Laminate, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Metal Siding	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Open Floorplan, See Remarks		

Inclusions: None

FIXER UPPER, HANDYMAN SPECIAL!!! Welcome to this AMAZING bungalow situated on a HUGE pie-shaped lot of over 6,300 sq. ft.! Offering 4 bedrooms and 2 bathrooms, this property is a fantastic opportunity for first-time home buyers, investors, or anyone looking to add their personal touch with some renovations. The main level features a spacious living room, formal dining area, 4-piece bathroom, two generous bedrooms, and a large functional kitchen. The basement offers an additional large living area, two more bedrooms, a bathroom, and laundry space, providing plenty of room for extended family or future possibilities. Enjoy the oversized backyard featuring a deck, garage pad, RV parking space, and plenty of extra green space — perfect for outdoor enjoyment. The property is currently rented at a strong rental rate, and the tenants may be willing to stay if permitted. Conveniently located close to schools, shopping centres, public transportation, and with quick access to major roadways, this home combines location and opportunity. Whether you're searching for a comfortable place to call home or your next investment property, this bungalow is one you don't want to miss!