



**GRASSROOTS**  
REALTY GROUP

587-777-7276  
yuri@grassrootsrealtygroup.ca

**44 Falwood Crescent NE**  
**Calgary, Alberta**

**MLS # A2351957**

**\$399,900**

|                  |                                           |               |                   |
|------------------|-------------------------------------------|---------------|-------------------|
| <b>Division:</b> | Falconridge                               |               |                   |
| <b>Type:</b>     | Residential/Duplex                        |               |                   |
| <b>Style:</b>    | 2 Storey, Attached-Side by Side           |               |                   |
| <b>Size:</b>     | 1,160 sq.ft.                              | <b>Age:</b>   | 1979 (47 yrs old) |
| <b>Beds:</b>     | 4                                         | <b>Baths:</b> | 2 full / 1 half   |
| <b>Garage:</b>   | Double Garage Detached, RV Access/Parking |               |                   |
| <b>Lot Size:</b> | 0.07 Acre                                 |               |                   |
| <b>Lot Feat:</b> | Back Yard, Corner Lot, Rectangular Lot    |               |                   |

|                    |                                                                                                        |                   |      |
|--------------------|--------------------------------------------------------------------------------------------------------|-------------------|------|
| <b>Heating:</b>    | Forced Air, Natural Gas                                                                                | <b>Water:</b>     | -    |
| <b>Floors:</b>     | Carpet, Ceramic Tile, Laminate                                                                         | <b>Sewer:</b>     | -    |
| <b>Roof:</b>       | Asphalt Shingle                                                                                        | <b>Condo Fee:</b> | -    |
| <b>Basement:</b>   | Full                                                                                                   | <b>LLD:</b>       | -    |
| <b>Exterior:</b>   | Wood Frame                                                                                             | <b>Zoning:</b>    | R-C2 |
| <b>Foundation:</b> | Poured Concrete                                                                                        | <b>Utilities:</b> | -    |
| <b>Features:</b>   | Ceiling Fan(s), Closet Organizers, Double Vanity, No Smoking Home, Quartz Counters, Tankless Hot Water |                   |      |

**Inclusions:** TV Bracket in Bedroom

OPEN HOUSE OCTOBER 18TH 2-4 P.M. Your new home is waiting for you in the amenities rich neighbourhood of Falconridge. This fully finished two story has just been refreshed with all new paint and vinyl plank flooring throughout it looks AMAZING and it is located on a massive corner lot, you will not be disappointed. With room for the whole family to be comfortable. The main floor offers a large living room, a fully appointed kitchen with eat in dining area and a two piece bathroom complete this level. Head upstairs to find three good sized bedrooms including a large primary bedroom. The main five piece bathroom is fully updated and will not disappoint. The lower level is fully finished with an additional bedroom, three piece bathroom and large family room. The backyard offers multi level decks perfect for year round BBQ's and a great space to entertain. Park your two cars inside your heated double detached garage , extra vehicles or an RV is not a problem we have RV parking also. With a prime location next to an elementary school you can watch the children walk to school. This home is move in ready and waiting for you .