3 Falwood Place NE
Calgary, Alberta

MLS # A2235789

$439,900

Division:	Falconridge
Type:	Residential/House
Style:	Bungalow
Size:	858 sq.ft.
Age:	1979 (46 yrs old)
Beds:	3
Baths:	1
Garage:	Alley Access, Stall
Lot Size:	0.11 Acre
Lot Feat:	Back Lane, Back Yard, Corner Lot

Heating:	Forced Air	**Water:**	-	
Floors:	Carpet, Laminate	**Sewer:**	-	
Roof:	Asphalt Shingle	**Condo Fee:**	-	
Basement:	Finished, Full	**LLD:**	-	
Exterior:	Wood Frame, Wood Siding	**Zoning:**	R-1	
Foundation:	Poured Concrete	**Utilities:**	-	
Features:	Soaking Tub			

Inclusions: nil

EXCELLENT OPPORTUNITY FOR INVESTORS OR FIRST TIME BUYERS! Located in the center of Falconridge behind a public elementary school, this cozy bungalow features on the main floor a nice sized living room, a large country kitchen, a 4-piece bathroom and two generous sized bedrooms. The finished basement consists of a large family room, a utility /laundry room, a large bedroom, and a creative area for crafting. The back door opens to a large deck area and a huge, fenced corner backyard. Room for RV parking. There is lots of room here to build your future garage. Close to shopping, schools, Peter Lougheed Hospital and parks and playground spaces. Make this cozy bungalow your next home!