

**63 Falshire Place NE
Calgary, Alberta**

MLS # A2279769



\$519,800

Division:	Falconridge		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,055 sq.ft.	Age:	1982 (44 yrs old)
Beds:	5	Baths:	2
Garage:	Off Street, Parking Pad		
Lot Size:	0.08 Acre		
Lot Feat:	Back Lane, Back Yard, Cul-De-Sac, Street Lighting		

Heating:	Forced Air	Water:	-
Floors:	Laminate, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Open Floorplan, Separate Entrance		

Inclusions: None

This bright and spacious bungalow offers comfortable living for all stages of life. Ideal for a growing family or those seeking easy accessibility, the home features only one step at the front entrance. The main floor offers a large living area, a spacious kitchen with laundry, three generously sized bedrooms, and an updated 4-piece bathroom. The fully developed basement includes a spacious illegal suite built to city code and is very easy to legalize. It features three bedrooms with large windows, a kitchen living room, full bath,, separate laundry, and a separate entrance. . updates include new windows in 2010 and a new roof in 2012. The fully fenced backyard offers mature fruit trees and access to a paved back lane. Ample street parking is available. Located on a quiet cul-de-sac, this home is just a short walk to a K–6 school, with a junior high close by. Convenient access to major roads and nearby amenities completes this fantastic opportunity.