

71 Fallswater Crescent NE
Calgary, Alberta

MLS # A2220106



\$525,000

Division:	Falconridge		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,008 sq.ft.	Age:	1979 (46 yrs old)
Beds:	4	Baths:	2
Garage:	Double Garage Detached		
Lot Size:	0.11 Acre		
Lot Feat:	Back Lane, Back Yard, Front Yard, Landscaped, Lawn, Rectangular Lot		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Hardwood, Linoleum, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Separate/Exterior Entry, Finished, Full, Suite	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Storage, Vinyl Windows		

Inclusions: Basement Fridge, Basement Electric Stove, Backyard Shed

Don't miss this fantastic opportunity to own an updated bungalow in the vibrant heart of Falconridge! The main floor features three spacious bedrooms, a bright 4-piece bathroom, and a generous living room that flows seamlessly into a large, welcoming kitchen that's perfect for entertaining or family dinners. Pass by the separate side entrance into a fully renovated basement, complete with an oversized bedroom, a sleek, modern kitchen, brand-new flooring, new windows, a high-efficiency furnace, and hot water tank, ready for someone to enjoy! Outside, you'll love the massive backyard with plenty of room to play, garden, or relax. Plus, there's a double garage and an extra double-parking pad, perfect for all your vehicles, toys, or guests. Located just steps from schools and parks, and only minutes from all major amenities, this home sits on a quiet, family-friendly street in one of Calgary's most connected communities. Enjoy the bonus comfort of having air condition during the summer heat—book your showing today!