276 Fallswater Road NE
Calgary, Alberta

MLS # A2229260

$419,900

Division:	Falconridge		
Type:	Residential/House		
Style:	Bungalow		
Size:	856 sq.ft.	Age:	1979 (46 yrs old)
Beds:	2	Baths:	2
Garage:	Double Garage Detached		
Lot Size:	0.10 Acre		
Lot Feat:	Back Lane, Back Yard, Level, Treed		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Stucco, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Ceiling Fan(s), No Animal Home, No Smoking Home, Wet Bar		

Inclusions:	Window Coverings

PRICE REDUCED by FIFTY THOUSAND DOLLARS ($50,000)! Discover this delightful bungalow (with a big double garage!) nestled on a quiet street, just a short walk away from a dog park, perfect for pet lovers! Boasting exceptional curb appeal, this home features a spacious and sun-lit living room, creating an inviting atmosphere for relaxing and entertaining. The generously sized backyard offers endless possibilities for gardening or outdoor activities, while the double detached garage provides ample storage and convenience. Though this home would shine with some upgrades and personal touches, it is priced competitively for a quick sale. Don’t miss the opportunity to transform this gem into your dream home! Schedule your viewing today!