

104 Falconridge Close NE
Calgary, Alberta

MLS # A2164669



\$399,999

Division:	Falconridge		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,184 sq.ft.	Age:	1980 (44 yrs old)
Beds:	4	Baths:	1 full / 1 half
Garage:	Double Garage Detached		
Lot Size:	0.11 Acre		
Lot Feat:	Back Lane, Back Yard, Lawn, Low Maintenance Landscape, Landscaped, Ma		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Ceramic Tile, Laminate	Sewer:	-
Roof:	Asphalt	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Concrete, Unknown	Zoning:	R-C2
Foundation:	Poured Concrete	Utilities:	-
Features:	No Animal Home, No Smoking Home		

Inclusions: Storage shed, Hot Tub,

OPEN HOUSE SEPTEMBER. 13th. 2024 from 2:00-4:00 pm-WELCOME TO THE LEAST EXPENSIVE SINGLE FAMILY DETACHED HOME IN ENTIRE CALGARY NE- A really nice well kept home that features THREE BEDROOMS, 1.5 BATHROOMS- FULLY FINISHED BASEMENT- DBL. DETACHED GARAGE. The location is excellent with a park just out the front door and schools and shopping close by. The home offers a large eat in kitchen as well as a dining area and living room. Bedrooms are well sized and the developed basement offers a family room, den/4th bedroom and finished laundry room. The rear pied lot faces west and includes mature trees, 24x20 DOUBLE CAR garage, large deck and beautiful hot tub. It is a tidy package and early possession is possible. Call your favourite Realtor now to view this lovely home. Won't last long!! --