

14 Falsby Way NE  
Calgary, Alberta

MLS # A2172779



**\$410,000**

<b>Division:</b>	Falconridge		
<b>Type:</b>	Residential/Duplex		
<b>Style:</b>	2 Storey, Side by Side		
<b>Size:</b>	1,152 sq.ft.	<b>Age:</b>	1979 (45 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	1 full / 1 half
<b>Garage:</b>	Off Street		
<b>Lot Size:</b>	0.06 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, City Lot, Front Yard, Garden		

**Heating:** Forced Air

**Floors:** Vinyl

**Roof:** Asphalt Shingle

**Basement:** Finished, Full

**Exterior:** Stucco

**Foundation:** Poured Concrete

**Features:** Ceiling Fan(s), Closet Organizers, No Animal Home, No Smoking Home, Storage

**Water:** -

**Sewer:** -

**Condo Fee:** -

**LLD:** -

**Zoning:** R-CG

**Utilities:** -

**Inclusions:** N/A

This is the best-priced home in the community. This beautifully renovated duplex has been completely revamped and features 3 bedrooms and ample space for a growing family. With 1700 sqft of living space plus 1.5 bathrooms and a private backyard, this duplex is a great starter home or investment property. It is close to schools, shopping, buses, and transit in the heart of the Northeast. Book a showing now to see the benefit of owning rather than renting.