

**207 Fallswater Road NE**  
**Calgary, Alberta**

**MLS # A2180572**



**\$585,000**

<b>Division:</b>	Falconridge		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bungalow		
<b>Size:</b>	1,021 sq.ft.	<b>Age:</b>	1979 (45 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	2
<b>Garage:</b>	Double Garage Detached		
<b>Lot Size:</b>	0.11 Acre		
<b>Lot Feat:</b>	Back Lane, Pie Shaped Lot		

<b>Heating:</b>	Forced Air
<b>Floors:</b>	Ceramic Tile, Laminate, Vinyl Plank
<b>Roof:</b>	Asphalt Shingle
<b>Basement:</b>	Separate/Exterior Entry, Finished, Full, Suite
<b>Exterior:</b>	Metal Siding , Wood Frame
<b>Foundation:</b>	Poured Concrete
<b>Features:</b>	Built-in Features, Separate Entrance, Vinyl Windows

<b>Water:</b>	-
<b>Sewer:</b>	-
<b>Condo Fee:</b>	-
<b>LLD:</b>	-
<b>Zoning:</b>	R-CG
<b>Utilities:</b>	-

**Inclusions:** Basement Fridge and Basement Stove

Move right into this great condition bungalow with double garage and illegal BASEMENT SUITE W/SEPARATE ENTRANCE - currently rented and making mortgage payments for main floor owner much lower than any rental! There is a long list of HIGH QUALITY UPGRADES including all triple pane windows except 2 double panes in basement '22; recently painted main floor ceilings, walls, baseboards, doors & closets; light fixtures '23; main floor stove '23; washer & dryer '19; newer shingles, metal siding, fascia, soffits & eavestroughs. The private well laid out illegal suite features a functional open floor plan with a gorgeous wood burning fireplace feature wall with lots of cabinetry, a spacious bedroom with a properly sized egress window and a full bathroom. The HUGE PIE SHAPED YARD is fully fenced at back and has beautiful mature landscaping. Situated in the desirable Falconridge neighbourhood in a perfect CHILD SAFE LOCATION just a stone's throw to public and Catholic elementary, junior high and high schools, McKnight Westwinds c-train station and North East Sportsplex. This is a perfect opportunity for a homeowner looking to reduce mortgage costs with rental income or an investor seeking a turnkey property. Move in and if desired, assume the great reliable tenant.