

**63 Falton Close NE**  
**Calgary, Alberta**

**MLS # A2184203**



**\$449,900**

|                  |                        |               |                   |
|------------------|------------------------|---------------|-------------------|
| <b>Division:</b> | Falconridge            |               |                   |
| <b>Type:</b>     | Residential/House      |               |                   |
| <b>Style:</b>    | 3 Level Split          |               |                   |
| <b>Size:</b>     | 925 sq.ft.             | <b>Age:</b>   | 1981 (44 yrs old) |
| <b>Beds:</b>     | 3                      | <b>Baths:</b> | 2                 |
| <b>Garage:</b>   | Double Garage Detached |               |                   |
| <b>Lot Size:</b> | 0.09 Acre              |               |                   |
| <b>Lot Feat:</b> | Back Yard              |               |                   |

|                    |  |                   |      |
|--------------------|--|-------------------|------|
| <b>Heating:</b>    | Forced Air                                   | <b>Water:</b>     | -    |
| <b>Floors:</b>     | Wood   | <b>Sewer:</b>     | -    |
| <b>Roof:</b>       | Asphalt Shingle                              | <b>Condo Fee:</b> | -    |
| <b>Basement:</b>   | Finished, Full                               | <b>LLD:</b>       | -    |
| <b>Exterior:</b>   | Vinyl Siding                                 | <b>Zoning:</b>    | R-CG |
| <b>Foundation:</b> | Poured Concrete                              | <b>Utilities:</b> | -    |
| <b>Features:</b>   | No Animal Home, No Smoking Home, See Remarks |                   |      |

**Inclusions:** none

Welcome to this beautiful home located in Falconridge. This home offers upgrades and a decent size backyard for the perfect summer days. The house is currently vacant. The house is located right beside schools, parks, grocery stores and the airport. Main floor also consists of a dining, living, and kitchen. Furthermore, the upper floor comes with a primary bedroom, 4pc Bath and another great size bedroom. The basement features a 4pc bath, bedroom, laundry/utility and a Rec room. This house is a perfect fit for any investors or homebuyers looking for a property with great features and amenities nearby. This opportunity won't last, book your showings today.