

**132 Faldale Close NE**  
**Calgary, Alberta**

**MLS # A2194892**



**\$500,000**

|                  |                             |               |                   |
|------------------|-----------------------------|---------------|-------------------|
| <b>Division:</b> | Falconridge                 |               |                   |
| <b>Type:</b>     | Residential/House           |               |                   |
| <b>Style:</b>    | 2 Storey                    |               |                   |
| <b>Size:</b>     | 1,306 sq.ft.                | <b>Age:</b>   | 1981 (44 yrs old) |
| <b>Beds:</b>     | 3                           | <b>Baths:</b> | 1 full / 1 half   |
| <b>Garage:</b>   | Double Garage Detached      |               |                   |
| <b>Lot Size:</b> | 0.11 Acre                   |               |                   |
| <b>Lot Feat:</b> | Back Lane, Back Yard, Beach |               |                   |

|                    |                                 |                   |      |
|--------------------|---------------------------------|-------------------|------|
| <b>Heating:</b>    | Forced Air                      | <b>Water:</b>     | -    |
| <b>Floors:</b>     | Carpet, Ceramic Tile, Laminate  | <b>Sewer:</b>     | -    |
| <b>Roof:</b>       | Asphalt Shingle                 | <b>Condo Fee:</b> | -    |
| <b>Basement:</b>   | Full, Partially Finished        | <b>LLD:</b>       | -    |
| <b>Exterior:</b>   | Brick, Vinyl Siding, Wood Frame | <b>Zoning:</b>    | R-CG |
| <b>Foundation:</b> | Poured Concrete                 | <b>Utilities:</b> | -    |
| <b>Features:</b>   | Recessed Lighting               |                   |      |

**Inclusions:** Any and all appliances are as-in where-is at possession.

JUDICIAL SALE. The property is sold as is. The building was measured from the exterior and measurements are not guaranteed. Room sizes/info are based on the previous listing and are not guaranteed. This 3 bedroom home is located on a pie lot. On the main floor is a 2 piece bath, large living room, and dining room area right off the kitchen. There is a large double detached garage.