

**27 Falwood Place NE**  
**Calgary, Alberta**

**MLS # A2198985**



**\$510,000**

<b>Division:</b>	Falconridge		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,332 sq.ft.	<b>Age:</b>	1979 (46 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Concrete Driveway, Front Drive, Oversized, Single Garage Attached		
<b>Lot Size:</b>	0.10 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, Cul-De-Sac, Landscaped, Low Maintenance Landscap		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Laminate	<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, Wood Frame	<b>Zoning:</b>	R-CG
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Granite Counters, No Animal Home, No Smoking Home, Storage		

**Inclusions:** 2nd Refrigerator near Dining

WELCOME to this BEAUTIFULLY CONSTRUCTED home in the charming community of FALCONRIDGE! Offering over 1300 SQFT of living space, this home features a FRONT SINGLE GARAGE and a thoughtfully designed layout perfect for families. Step inside to a bright and spacious LIVING ROOM, DINING AREA, and a well-sized KITCHEN bathed in NATURAL LIGHT from large windows. The main floor also includes a LAUNDRY ROOM and a convenient 2-PIECE BATHROOM. Upstairs, you'll find a generous PRIMARY BEDROOM, a spacious SECOND BEDROOM, and a THIRD BEDROOM—perfect for a growing family—along with a well-appointed 4-PIECE BATHROOM. The FULLY FINISHED BASEMENT expands your living space with a REC ROOM, ANOTHER 4-PIECE BATHROOM, and even a SAUNA for ultimate relaxation. Step outside to enjoy the LARGE BACKYARD with a BACKLANE, offering extra space and potential for additional parking or future development. Enjoy the QUIET CUL-DE-SAC LOCATION while still being close to BUS STOPS, SHOPPING PLAZA, WALK-IN CLINIC, SCHOOLS, PLAYGROUNDS, PARKS, TRAILS, and more! VIRTUAL TOUR AVAILABLE — Check the listing for details! Call your FAVOURITE AGENT today to book your PRIVATE VIEWING!