

4 Fallingworth Bay NE  
Calgary, Alberta

MLS # A2258343

\$649,000

|           |                        |        |                   |
|-----------|------------------------|--------|-------------------|
| Division: | Falconridge            |        |                   |
| Type:     | Residential/House      |        |                   |
| Style:    | 2 Storey               |        |                   |
| Size:     | 1,573 sq.ft.           | Age:   | 1988 (37 yrs old) |
| Beds:     | 4                      | Baths: | 3 full / 1 half   |
| Garage:   | Double Garage Attached |        |                   |
| Lot Size: | 0.14 Acre              |        |                   |
| Lot Feat: | Rectangular Lot        |        |                   |

|             |                                 |            |      |
|-------------|---------------------------------|------------|------|
| Heating:    | Forced Air, Natural Gas         | Water:     | -    |
| Floors:     | Carpet, Vinyl Plank             | Sewer:     | -    |
| Roof:       | Asphalt Shingle                 | Condo Fee: | -    |
| Basement:   | Full                            | LLD:       | -    |
| Exterior:   | Vinyl Siding, Wood Frame        | Zoning:    | R-CG |
| Foundation: | Other                           | Utilities: | -    |
| Features:   | No Animal Home, No Smoking Home |            |      |

Inclusions: Basement appliances

Welcome to this beautiful two-storey home in the mature community of Falconridge! Situated on a huge corner lot, this property features a legal basement suite with a private walk-up entry, making it perfect for extended family or rental income. The home is surrounded by excellent landscaping with multiple flower gardens and includes a charming sunroom to enjoy year-round. Upstairs, you'll find 3 spacious bedrooms and 2 full bathrooms; the master bed has its own ensuite. The main floor offers a bright living room, cozy family room, dining area, and a functional kitchen. The legal basement suite is complete with its own kitchen, living space, and private entrance, providing convenience and privacy. Current basement tenant is paying \$1200.00/month. Located within walking distance to schools, shopping centres, and amenities, this home offers both comfort and practicality. No poly B. Open house this Saturday(Oct 18) and Sunday(Oct 19) between 1:00 - 4:00 pm.