

\$489,900 - 32 Fallingworth Place, Calgary

MLS® #A2248456

\$489,900

4 Bedroom, 2.00 Bathroom, 1,014 sqft

Single Family on 0.11 Acres

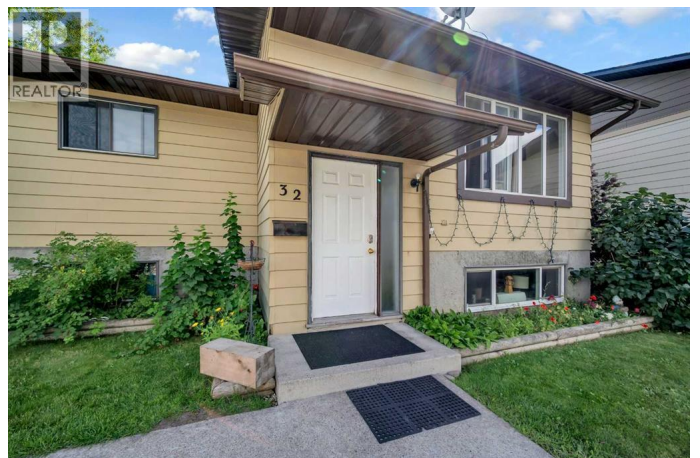
Falconridge, Calgary, Alberta

Fantastic Opportunity for First-Time Buyers & Investors! Nestled on a quiet cul-de-sac in Falconridge, this clean, bright, and spacious bi-level home offers incredible value. Flooded with natural light, the main level features a generous living room with large windows, a spacious primary bedroom with his-and-her closets, an additional bedroom, a good sized office (being used as a bedroom), laundry and a full 4-piece bathroom. The fully finished basement boasts an illegal suite complete with two bedrooms, a large living area, a 4-piece bathroom, and separate laundry – perfect for extended family or rental income potential. Conveniently located close to schools, public transit, and within walking distance to major amenities, this home is an excellent choice for comfortable living and smart investing. (id:6289)

Built in 1980

Essential Information

Listing #	A2248456
Price	\$489,900
Bedrooms	4
Bathrooms	2.00
Square Footage	1,014
Acres	0.11
Year Built	1980
Type	Single Family



Sub-Type	Freehold
Style	Bi-level

Community Information

Address	32 Fallingworth Place
Subdivision	Falconridge
City	Calgary
Province	Alberta
Postal Code	T3J1G5

Amenities

Amenities	Playground, Schools, Shopping
Features	See remarks, No Animal Home
Parking Spaces	2
Parking	Parking Pad

Interior

Appliances	Washer, Refrigerator, Dishwasher, Stove, Dryer, See remarks, Window Coverings, Washer & Dryer
Heating	Forced air
Cooling	None
Has Basement	Yes
Basement	Separate entrance, Suite

Exterior

Exterior	Aluminum siding, Concrete, See Remarks
Construction	Poured concrete, Wood frame
Foundation	Poured Concrete

Listing Details

Listing Office	Real Broker
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