

21 Falchurch Road NE Calgary, Alberta

MLS # A2225817



\$450,000

Division:	Falconridge		
Type:	Residential/Duplex		
Style:	Attached-Side by Side, Bi-Level		
Size:	923 sq.ft.	Age:	1981 (44 yrs old)
Beds:	2	Baths:	1 full / 1 half
Garage:	Driveway, Front Drive, Garage Door Opener, Garage Faces Front, Oversized,		
Lot Size:	0.07 Acre		
Lot Feat:	Back Yard, Rectangular Lot, See Remarks		

Heating:	Central, Fireplace(s), Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Laminate	Sewer:	-
Roof:	Asphalt	Condo Fee:	-
Basement:	Finished, See Remarks	LLD:	-
Exterior:	Brick, Wood Frame, Wood Siding	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Built-in Features, Ceiling Fan(s), Closet Organizers, Laminate Counters, Vinyl Windows		

Inclusions: security cameras, shed, 2 wardrobes in basement, furnace in garage(in box)

This home has been priced improved but don't let that make you think you are not getting an incredible home in this price range. So many upgrades and move in ready!! Are you a gourmet at heart? Love to entertain? Need a garage that actually fits your life? This exceptionally well maintained and affordable home checks every box-and then some. Located on a quiet street, this charming property offers thoughtful upgrades and unique standout features that make it a standout. Step inside to discover custom built-ins throughout for smart stylish storage, a cozy wood burning fireplace, and renovated bathrooms that add a touch of luxury to your daily routine. The updated kitchen features a top of the line gas stove and all newer stainless steel appliances perfect for whipping up dinner party delights or weekday favourites. There are two bedrooms and a welcome dining area-ideal for relaxed meals or hosting your favourite people. But where this home truly shines is outside: a HUGE PATIO complete with built-in outdoor kitchen that's practically begging for summer nights, BBQ's and backyard memories. Need a garage? You've got it. The oversized single garage is nearly the size of a double- plus it comes with a brand new furnace (still in the box) just waiting for installation. And don't forget the newer furnace and hot water tank inside the home- big ticket items already taken care of. Whether you're a first time buyer, downsizing or looking for a lifestyle home that blends indoor comfort with outdoor entertaining, this one's a must see.