

26 Falmead Bay NE
Calgary, Alberta

MLS # A2301190



\$425,000

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|------------------|---------------------------------|---------------|-------------------|
| Division: | Falconridge | | |
| Type: | Residential/Duplex | | |
| Style: | 2 Storey, Attached-Side by Side | | |
| Size: | 1,275 sq.ft. | Age: | 1981 (45 yrs old) |
| Beds: | 3 | Baths: | 2 full / 2 half |
| Garage: | Carport | | |
| Lot Size: | 0.20 Acre | | |
| Lot Feat: | Cul-De-Sac, Landscaped | | |

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|--------------------|---|-------------------|------|
| Heating: | Forced Air | Water: | - |
| Floors: | Ceramic Tile, Laminate | Sewer: | - |
| Roof: | Asphalt Shingle | Condo Fee: | - |
| Basement: | Full | LLD: | - |
| Exterior: | Vinyl Siding | Zoning: | R-CG |
| Foundation: | Poured Concrete | Utilities: | - |
| Features: | No Animal Home, No Smoking Home, Separate Entrance, Vinyl Windows | | |

Inclusions: N/A

Welcome to this 2-storey, 3-bedroom half duplex in Falconridge set on a larger lot with an extra-long driveway for 2 vehicles. The main floor features a bright living area and a well-appointed kitchen with backyard access. Upstairs, you'll find three good-sized bedrooms, including a primary suite with a good size closet, two additional bedrooms, and a 4 piece full bathroom Fully finished basement with a (illegal suite) den kitchen, full bathroom and laundry. Property located on a quiet cul-de sac close to schools, shopping and transit. Book your showing today!