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40 Falconridge Close NE
Calgary, Alberta

MLS # A2340843

$559,000

Division:	Falconridge		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,210 sq.ft.	**Age:**	1980 (46 yrs old)
Beds:	3	**Baths:**	1 full / 1 half
Garage:	Double Garage Detached		
Lot Size:	0.11 Acre		
Lot Feat:	Back Yard		

Heating:	Forced Air	**Water:**	-
Floors:	Carpet, Laminate	**Sewer:**	-
Roof:	Asphalt Shingle	**Condo Fee:**	-
Basement:	Full	**LLD:**	-
Exterior:	Wood Frame	**Zoning:**	R-CG
Foundation:	Poured Concrete	**Utilities:**	-
Features:	Laminate Counters		

Inclusions: NA

Welcome to this charming 3-bedroom, 1.5-bathroom home located in the established community of Falconridge. Ideally situated close to schools, restaurants, shopping and everyday amenities, the property also offers convenient access to Stoney Trail, Métis Trail and Calgary International Airport. Situated on an R-C2 lot, the home features a spacious deck, double detached garage and RV parking pad. The main floor offers a bright living room, along with a functional kitchen and dining area. The living room provides access to an enclosed space featuring a hot tub and ample lighting. Upstairs, you will find three well-sized bedrooms and a full bathroom. Offering comfortable living in a convenient location, this property is an excellent opportunity for first-time buyers, families or investors. Book your private showing today!

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