

**276 Fallswater Road NE**  
**Calgary, Alberta**

**MLS # A2353718**

**\$535,000**

|                  |                                                                     |               |                   |
|------------------|---------------------------------------------------------------------|---------------|-------------------|
| <b>Division:</b> | Falconridge                                                         |               |                   |
| <b>Type:</b>     | Residential/House                                                   |               |                   |
| <b>Style:</b>    | Bungalow                                                            |               |                   |
| <b>Size:</b>     | 858 sq.ft.                                                          | <b>Age:</b>   | 1979 (47 yrs old) |
| <b>Beds:</b>     | 4                                                                   | <b>Baths:</b> | 2                 |
| <b>Garage:</b>   | Double Garage Detached                                              |               |                   |
| <b>Lot Size:</b> | 0.10 Acre                                                           |               |                   |
| <b>Lot Feat:</b> | Back Lane, Back Yard, Front Yard, Landscaped, Lawn, Rectangular Lot |               |                   |

|                    |                                                                                   |                   |      |
|--------------------|-----------------------------------------------------------------------------------|-------------------|------|
| <b>Heating:</b>    | Forced Air                                                                        | <b>Water:</b>     | -    |
| <b>Floors:</b>     | Carpet, Vinyl Plank                                                               | <b>Sewer:</b>     | -    |
| <b>Roof:</b>       | Asphalt                                                                           | <b>Condo Fee:</b> | -    |
| <b>Basement:</b>   | Full                                                                              | <b>LLD:</b>       | -    |
| <b>Exterior:</b>   | Stucco, Wood Frame                                                                | <b>Zoning:</b>    | R-CG |
| <b>Foundation:</b> | Poured Concrete                                                                   | <b>Utilities:</b> | -    |
| <b>Features:</b>   | Kitchen Island, Open Floorplan, Recessed Lighting, See Remarks, Separate Entrance |                   |      |

**Inclusions:** n/a

HIGHLY RENOVATED | illegal Suite | Separate Entrance To The Basement | Double Garage With 240v Outlet - Welcome to this beautifully updated 4 bedroom bungalow located on a QUIET street! Inside, the home has been EXTENSIVELY upgraded with new kitchens, bathrooms, flooring, carpet, paint, baseboards, doors, and more. The main level offers a BRIGHT open concept layout with 2 spacious bedrooms, a full bathroom, dining room, and laundry. The modern TWO TONE kitchen has plenty of cabinets, a beautiful white quartz countertop, and a large island! The basement features a 2 bedroom ILLEGAL SUITE with its own SEPARATE ENTRANCE, full bathroom, and separate laundry! The SPACIOUS backyard features a LARGE DOUBLE GARAGE with a 240V outlet, EXTRA storage space, and a UPDATED garage door. Located in a convenient location, this home is within WALKING distance to Falconridge Elementary School, St. John XXIII K-9 school, bus stops, parks, and a quick drive to Don Hartman Sportsplex! With lot's of upgrades already completed, a quiet street location, and excellent nearby amenities, this is a fantastic opportunity in Falconridge!