



\$ 369,900.00

## 1163 FALWORTH ROAD CALGARY

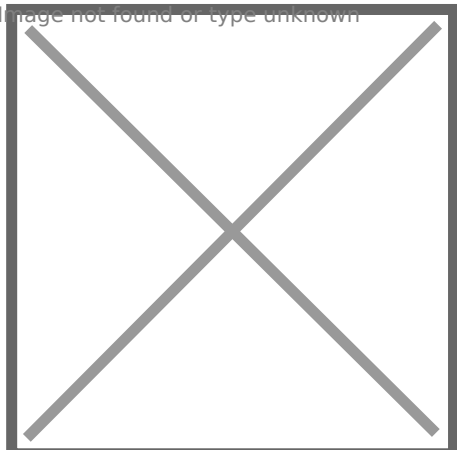
<https://paulbrinton.com>

Welcome Home, to a beautiful 5Br/2bath Bungalow with a LEGAL SUITE in the basement which has a separate entrance and separate laundry, in the very popular Falconridge community of NE Calgary.

Vacant, easy to show!! The Main Floor Suite features an open Foyer, sunken Living Room with a fireplace, Kitchen,...

- 5 beds
- 2 baths
- Detached
- Residential
- Active

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## BASIC FACTS

**Style:** Bungalow

**MLS ® #:** A1160438

**Type:** Detached

**Bedrooms:** 5

**Status:** Active

**Area:** 0.00 sq ft

**County Or Parish:** Calgary

**CONDO TYPE:** Not a Condo

**Post Updated:** 2021-11-22 18:00:17

**Bathrooms:** 2

**Bedrooms Above Grade:** 3

**Date added:** 11/20/21

**Lot size:** 4919 sq ft

**Year built:** 1979

**Parking:** Off Street, Parking Pad

## PROPERTY FEATURES

**Total Parking:** 2

**Flooring:** Carpet,Hardwood,Tile,Vinyl

**Community Features:** Schools  
Nearby,Playground,Sidewalks,Street  
Lights,Shopping Nearby

**Fencing:** Fenced

**Cooling:** None

**Interior Features:** See Remarks

**Roof Type:** Asphalt Shingle

**Fireplace:** 1

**Fireplace Features:** Gas

**Exterior Features:** Playground,Private Yard

**District:** CAL Zone NE

**Inclusions:** N/A

**Lot Features:** Back  
Lane,Lawn,Landscaped,Level,Private,Rectangular  
Lot

**Heating Type:** Forced Air,Natural Gas

## PROPERTY INFORMATION

**Basement:** See Remarks

**Levels:** One



**Laundry features:** Lower Level, Main Level

**Zoning:** R-C2

**Transaction Type:** For Sale

**List Price Square Foot:** \$ 360.88

**Title Land:** Fee Simple

**Photo Count:** 32

**Rooms Above Grade:** 5

**Construction Materials:** Brick,Stucco,Wood  
Frame

**Suite:** Suite - Legal

**Foundation:** Poured Concrete

**Frontage Metres:** 15.14M 49`8"

**Appliances:** Dishwasher,Dryer,Electric  
Stove,Range Hood,Refrigerator,Washer

**Living Area SF:** 1025.00

**Subdivision Name:** Falconridge

**Structure Type:** House

**Lot Size Acres:** 0.11

**Restrictions:** None Known

