

**32 Fallingworth Place  
Calgary, Alberta**

**MLS # A2248456**



**\$499,900**

|                  |                         |               |                   |
|------------------|-------------------------|---------------|-------------------|
| <b>Division:</b> | Falconridge             |               |                   |
| <b>Type:</b>     | Residential/House       |               |                   |
| <b>Style:</b>    | Bi-Level                |               |                   |
| <b>Size:</b>     | 1,014 sq.ft.            | <b>Age:</b>   | 1980 (45 yrs old) |
| <b>Beds:</b>     | 4                       | <b>Baths:</b> | 2                 |
| <b>Garage:</b>   | Parking Pad             |               |                   |
| <b>Lot Size:</b> | 0.11 Acre               |               |                   |
| <b>Lot Feat:</b> | Front Yard, See Remarks |               |                   |

|                    |                                                     |                   |      |
|--------------------|-----------------------------------------------------|-------------------|------|
| <b>Heating:</b>    | Forced Air                                          | <b>Water:</b>     | -    |
| <b>Floors:</b>     | Laminate                                            | <b>Sewer:</b>     | -    |
| <b>Roof:</b>       | Asphalt Shingle                                     | <b>Condo Fee:</b> | -    |
| <b>Basement:</b>   | Separate/Exterior Entry, Finished, Full, Suite      | <b>LLD:</b>       | -    |
| <b>Exterior:</b>   | Aluminum Siding , Concrete, See Remarks, Wood Frame | <b>Zoning:</b>    | R-CG |
| <b>Foundation:</b> | Poured Concrete                                     | <b>Utilities:</b> | -    |
| <b>Features:</b>   | No Animal Home, See Remarks                         |                   |      |

|                    |      |
|--------------------|------|
| <b>Inclusions:</b> | None |
|--------------------|------|

Fantastic Opportunity for First-Time Buyers & Investors! Nestled on a quiet cul-de-sac in Falconridge, this clean, bright, and spacious bi-level home offers incredible value. Flooded with natural light, the main level features a generous living room with large windows, a spacious primary bedroom with his-and-her closets, an additional bedroom, a good sized office (being used as a bedroom), laundry and a full 4-piece bathroom. The fully finished basement boasts an illegal suite complete with two bedrooms, a large living area, a 4-piece bathroom, and separate laundry &mdash; perfect for extended family or rental income potential. Conveniently located close to schools, public transit, and within walking distance to major amenities, this home is an excellent choice for comfortable living and smart investing.