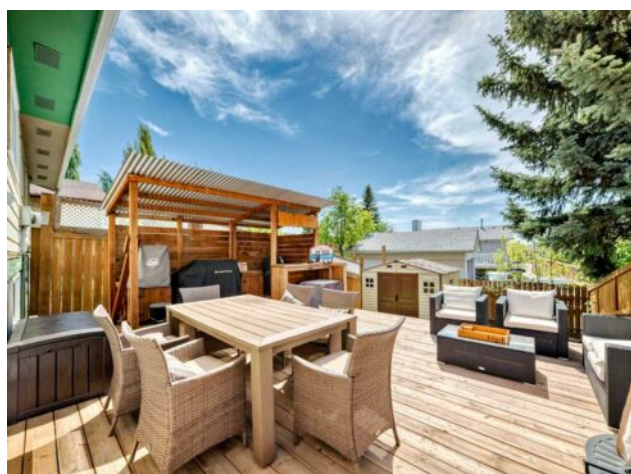


21 Falchurch Road NE  
Calgary, Alberta

MLS # A2253216



**\$399,800**

<b>Division:</b>	Falconridge		
<b>Type:</b>	Residential/Duplex		
<b>Style:</b>	Attached-Side by Side, Bi-Level		
<b>Size:</b>	923 sq.ft.	<b>Age:</b>	1981 (44 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	1 full / 1 half
<b>Garage:</b>	Additional Parking, Driveway, Garage Door Opener, Garage Faces Front, Over		
<b>Lot Size:</b>	0.07 Acre		
<b>Lot Feat:</b>	Back Yard, Front Yard, Street Lighting		

<b>Heating:</b>	Central, Fireplace(s), Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Laminate	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, See Remarks	<b>LLD:</b>	-
<b>Exterior:</b>	Brick, Wood Frame, Wood Siding	<b>Zoning:</b>	R-CG
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Built-in Features, Ceiling Fan(s), Closet Organizers, Laminate Counters, No Smoking Home, Vinyl Windows		

**Inclusions:** security cameras

Affordable living with no condo fees! Welcome to 21 Falchurch Rd NE, an attached 2-storey home on a quiet street in family-friendly Falconridge. Walking distance to schools, parks, transit, and just minutes to shops and amenities. Upstairs offers 2 bedrooms and a full bath, while the finished lower level adds incredible flexibility &ndash; create a spacious primary suite, family room, or even 2 more bedrooms. A 2-pc bath with space for a shower expands the possibilities. The main floor is bright and inviting, featuring a cozy fireplace with gas lighter and a modern kitchen with high-end gas stove, dishwasher, and heavy-duty range hood &ndash; perfect for the home chef. Thoughtful upgrades include built-ins, closet organizers, and kitchen pull-outs. Enjoy a fully fenced yard with a huge deck, BBQ/bar area, and storage shed &ndash; ideal for entertaining. The oversized single garage (18x20 &ndash; fits like a double) provides extra space for vehicles, bikes, or a workshop. All big ticket items like furnace, Ht water tank, windows, roof are newer and this property is move -in ready. Now offered at \$399,800 &ndash; excellent value compared to townhouses with condo fees. Quick possession available!