

21 Falchurch Road NE
Calgary, Alberta

MLS # A2225817



\$469,900

Division:	Falconridge		
Type:	Residential/Duplex		
Style:	Attached-Side by Side, Bi-Level		
Size:	923 sq.ft.	Age:	1981 (44 yrs old)
Beds:	2	Baths:	1 full / 1 half
Garage:	Driveway, Front Drive, Garage Door Opener, Garage Faces Front, Oversized,		
Lot Size:	0.07 Acre		
Lot Feat:	Back Yard, Rectangular Lot, See Remarks		

Heating:	Central, Fireplace(s), Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Laminate	Sewer:	-
Roof:	Asphalt	Condo Fee:	-
Basement:	Finished, See Remarks	LLD:	-
Exterior:	Brick, Wood Frame, Wood Siding	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Built-in Features, Ceiling Fan(s), Closet Organizers, Laminate Counters, Vinyl Windows		

Inclusions: security cameras, shed, 2 wardrobes in basement, furnace in garage(in box)

Are you a gourmet at heart? Love to entertain? Need a garage that actually fits your life? This exceptionally well maintained and affordable home checks every box-and then some. Located on a quiet street, this charming property offers thoughtful upgrades and unique standout features that make it a standout. Step inside to discover custom built-ins throughout for smart stylish storage, a cozy wood burning fireplace, and renovated bathrooms that add a touch of luxury to your daily routine. The updated kitchen features a top of the line gas stove and all newer stainless steel appliances perfect for whipping up dinner party delights or weekday favourites. There are two bedrooms and a welcome dining area-ideal for relaxed meals or hosting your favourite people. But where this home truly shines is outside: a HUGE PATIO complete with built-in outdoor kitchen that's practically begging for summer nights, BBQ's and backyard memories. Need a garage? You've got it. The oversized single garage is nearly the size of a double- plus it comes with a brand new furnace (still in the box) just waiting for installation. And don't forget the newer furnace and hot water tank inside the home- big ticket items already taken care of. Whether you're a first time buyer, downsizing or looking for a lifestyle home that blends indoor comfort with outdoor entertaining, this one's a must see.