

\$450,000 - 45 Falchurch Road Ne, Calgary

MLS® #A2140779

\$450,000

4 Bedroom, 2.00 Bathroom, 843 sqft

Residential on 0.06 Acres

Falconridge, Calgary, Alberta

Investor's Dream! Positive Cash Flow Income Property**

Listen up, investors! This is the kind of property youâ€™ve been waiting forâ€”a real cash flow machine. Recently renovated and located in a prime area, this property is set to deliver consistent, positive cash flow.

****Key Features:****

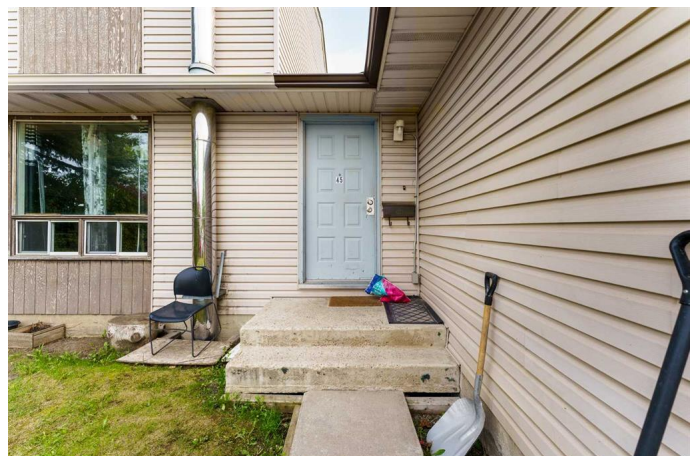
- ****Income-Generating:**** Steady positive cash flow, perfect for building your wealth.
- ****Updated Amenities:**** Renovated just a few years ago with modern, high-quality finishes.
- **** Laundry:**** laundry/ suite added convenience and appeal for tenants.
- **** Legalized Basement Suite Registered with the City of Calgary.**

This property is a no-brainer for any serious investor looking to expand their portfolio with a reliable income stream. Donâ€™t waitâ€”contact us now and take the next step toward financial freedom!

Built in 1980

Essential Information

MLS® #	A2140779
Price	\$450,000
Sold Price	\$471,500
Bedrooms	4
Bathrooms	2.00



Full Baths	2
Square Footage	843
Acres	0.06
Year Built	1980
Type	Residential
Sub-Type	Semi Detached
Style	Bungalow, Side by Side
Status	Sold

Community Information

Address	45 Falchurch Road Ne
Subdivision	Falconridge
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3J 1G6

Amenities

Parking Spaces	2
Parking	Asphalt, Off Street, Parking Pad

Interior

Interior Features	See Remarks, Separate Entrance
Appliances	Dryer, Freezer, Range Hood, Stove(s)
Heating	Forced Air, Natural Gas
Cooling	None
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	Other
Lot Description	Back Lane, Back Yard, Corner Lot, Front Yard
Roof	Asphalt Shingle
Construction	Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	June 21st, 2024
Date Sold	July 17th, 2024

Days on Market	26
Zoning	R-C2
HOA Fees	0.00

Listing Details

Listing Office Comox Realty

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