



THE
A-TEAM

**RE/MAX
FIRST**

52 FALTON Drive, Calgary T3J1X8

MLS®#: **A2109079**

Area: **Falconridge**

Listing Date: **02/23/24**

List Price: **\$510,000**

Status: **Active**

County: **Calgary**

Change: **-\$20k, 06-May**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Detached**
City/Town: **Calgary**
Year Built: **1981**

Lot Information

Lot Sz Ar: **4,068 sqft**
Lot Shape:

Finished Floor Area

Abv Sqft: **1,242**
Low Sqft:
Ttl Sqft: **1,242**

DOM

86
Layout
Beds: **3 (3)**
Baths: **1.5 (1 1)**
Style: **2 Storey**

Parking

Ttl Park: **2**
Garage Sz:

Access:

Lot Feat: **Back Lane,Back Yard,No Neighbours Behind,Street Lighting,Rectangular Lot**
Park Feat: **Off Street**

Utilities and Features

Roof: **Asphalt Shingle**
Heating: **Fireplace(s),Forced Air**
Sewer:
Ext Feat: **Private Yard**

Construction: **Vinyl Siding,Wood Frame**
Flooring: **Vinyl Plank**
Water Source:
Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Dishwasher,Electric Stove,Microwave,Range Hood,Refrigerator,Washer/Dryer**
Int Feat: **Closet Organizers,No Smoking Home,Open Floorplan,See Remarks**
Utilities:

Room Information

Room	Level	Dimensions
Kitchen	Main	11`2" x 10`4"
Pantry	Main	3`6" x 2`3"
Living Room	Main	12`2" x 13`11"
Bedroom	Second	12`5" x 10`7"
Bedroom - Primary	Second	12`2" x 12`10"
Game Room	Basement	19`7" x 13`4"

Room	Level	Dimensions
2pc Bathroom	Main	5`0" x 5`0"
Dining Room	Main	9`11" x 11`1"
Bedroom	Second	12`2" x 9`8"
4pc Bathroom	Second	12`5" x 5`1"
Laundry	Basement	9`9" x 9`10"
Other	Basement	10`2" x 8`8"

Legal/Tax/Financial

Title:
Fee Simple
Legal Desc:

8011558

Zoning:
R-C1

Remarks

Pub Rmks:

Fully Renovated 2 Storey home. Amazing value and great location, walking distance to schools, stores, and transit. Backing onto park and school. This home offers a total of 1766 SQFT of developed living space, with 4 NEW windows only 2 years old and all NEW doors inside and outside. With 3 Bedrooms , 2 Family Rooms, Den, Storage, 1.5 Baths, and a finished basement for personal use. Main floor features Living Room/Dining Room, fully renovated Kitchen with only year old Appliances, big windows and door to big back yard and deck, 2 PC bath, Brand new LVP flooring throughout whole house. Upper level features 3 good size bed rooms full bath with all new finishings. Fully finished basement features family room with fire place, Storage. Perfectly situated close to Public transit, Schools, Playgrounds, Community centre, Stony trail , Shopping, and Restaurants. Book your showing today !!

Inclusions:
Property Listed By:

**Dryer, Hood Fan, Refrigerator, Stove-Electric, Washer, Dishwasher, Microwave
Century 21 Bravo Realty**

TO VIEW THIS PROPERTY WITH AN A-TEAM BUYER'S AGENT PLEASE CONTACT (587) 700-7123











