



THE
A-TEAM

**RE/MAX
FIRST**

20 FALSHIRE Way, Calgary T3J 2B4

MLS® #: **A2120876**

Area: **Falconridge**

Listing Date: **04/12/24**

List Price: **\$496,900**

Status: **Active**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type:

Residential

Sub Type:

Semi Detached (Half

Duplex)

Finished Floor Area

City/Town:

Calgary

Abv Sqft:

1,093

Year Built:

1982

Low Sqft:

Ttl Sqft:

1,093

Lot Information

Lot Sz Ar:

2,970 sqft

Lot Shape:

DOM

37

Layout

Beds:

4 (3 1)

Baths:

2.5 (2 1)

Style:

2 Storey,Side by Side

Parking

Ttl Park:

2

Garage Sz:

Access:

Back Lane

Lot Feat:

Alley Access,Front Drive,Gravel Driveway,On Street,Parking Pad

Park Feat:

Utilities and Features

Roof: **Asphalt Shingle**

Heating: **Forced Air**

Sewer:

Ext Feat: **Private Entrance,Private Yard**

Construction:

Concrete

Flooring:

Vinyl Plank

Water Source:

Fnd/Bsmt:

Poured Concrete

Kitchen Appl:

Dryer,Electric Range,Range Hood,Refrigerator,Washer

Int Feat:

No Animal Home,No Smoking Home,Open Floorplan

Utilities:

Room Information

Room	Level	Dimensions
2pc Bathroom	Main	5`4" x 4`2"
Loft	Upper	6`9" x 5`9"
Foyer	Main	7`1" x 9`2"
Bedroom	Upper	8`4" x 8`8"
Bedroom	Basement	10`1" x 10`6"
4pc Bathroom	Upper	6`8" x 10`2"

Room	Level	Dimensions
Kitchen	Main	11`5" x 10`10"
4pc Bathroom	Basement	5`0" x 7`11"
Living Room	Main	10`4" x 21`1"
Bedroom - Primary	Upper	14`10" x 10`10"
Game Room	Basement	16`4" x 11`7"
Bedroom	Main	8`6" x 10`2"

Legal/Tax/Financial

Title: Fee Simple	Zoning: R-C2	
Legal Desc:	8111732	Remarks
Pub Rmks:	This newly renovated 4-bedroom, 2.5-bathroom Semi duplex boasts over 1590 sqft. of living space, including a fully finished basement with numerous recent upgrades = Newer roof, Recently installed hot water tank, Fresh flooring, and Paint. On the main floor, you'll find a spacious living area with a large window and a cozy fireplace, complemented by a delightful dining area. The well-equipped kitchen offers ample cabinet storage, and there's a convenient 2-piece bathroom on this level. Moving to the upper floor, the house features three generously sized bedrooms for comfortable living, along with a full bathroom. The basement includes an additional bedroom with a full bathroom, providing extra space for your needs. There's also a convenient laundry area. This duplex is situated on a spacious lot with rear alley access and front double gravel parking, accommodating up to 4 cars. Its location is highly convenient, with easy access to amenities, playgrounds, the LRT station (Saddletowne station), and nearby schools such as Great MacEwan School and Terry Fox High School.	
Inclusions:	N/A	
Property Listed By:	RE/MAX Real Estate (Mountain View)	

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









