



THE
A-TEAM

**RE/MAX
FIRST**

36 FALSHIRE Close, Calgary T3J 3A1

MLS® #: **A2125288**

Area: **Falconridge**

Listing Date: **04/26/24**

List Price: **\$549,786**

Status: **Active**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Detached**
City/Town: **Calgary**
Year Built: **1986**

Lot Information

Lot Sz Ar: **4,337 sqft**
Lot Shape:

Finished Floor Area

Abv Sqft: **953**
Low Sqft:
Ttl Sqft: **953**

DOM

23
Layout
Beds: **2 (2)**
Baths: **2.0 (2 0)**
Style: **Bungalow**

Parking

Ttl Park: **4**
Garage Sz: **462**

Access:

Lot Feat: **Back Lane,Back Yard,Backs on to Park/Green Space,Fruit Trees/Shrub(s),Landscaped,Rectangular Lot**
Park Feat: **Double Garage Detached**

Utilities and Features

Roof: **Asphalt Shingle**
Heating: **Forced Air,Natural Gas**
Sewer:
Ext Feat: **Playground**

Construction: **Vinyl Siding,Wood Frame**
Flooring: **Carpet,Ceramic Tile,Laminate**
Water Source:
Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Dishwasher,Electric Stove,Garage Control(s),Microwave,Refrigerator,Washer/Dryer**
Int Feat: **Bookcases,No Animal Home,No Smoking Home,Separate Entrance**
Utilities:

Room Information

Room	Level	Dimensions
Dining Room	Main	8`6" x 11`11"
Living Room	Main	15`9" x 13`5"
3pc Bathroom	Main	10`4" x 4`11"
Kitchen	Basement	12`1" x 7`5"
Storage	Basement	6`10" x 8`2"
Bonus Room	Basement	10`5" x 12`6"
Game Room	Basement	11`7" x 11`9"

Room	Level	Dimensions
Kitchen	Main	6`9" x 11`11"
Bedroom	Main	11`5" x 9`8"
Bedroom - Primary	Main	17`2" x 9`10"
Laundry	Basement	4`4" x 5`8"
4pc Bathroom	Basement	11`0" x 6`6"
Den	Basement	9`10" x 8`11"

Title:
Fee Simple
Legal Desc:

Zoning:
R-C1

8310081

Remarks

Pub Rmks:

Investor Alert!! Here is your opportunity to own this money maker. Excellent location, Fully developed Bungalow with good size Bedrooms and full 2 bathrooms with additional Double over size Garage with a huge lot backing on the green space. Very spacious layout with Large living room, dining room, kitchen with lots of cabinets with Quartz counter top and Stainless Steel Appliances, Smart Stove with Wi-Fi. There is a separate entrance to the basement suite(illegal). It has brand new windows replaced in 2023 and kitchen door. The house has new Siding, Roof, Garage Door, New pex Pipes, Plus two brand new front doors. Bidet in the washroom installed. This house is situated in a very convenient location close to each and every facility like Strip Mall, Transportation, Few minutes from C Train, School and Falconridge Community hall. A huge back yard to enjoy your Summer BBQs. It is fully Fenced and Landscaped with a back alley access. This home is your ideal family home. A must see!!!

Inclusions:
Property Listed By:

N/A
URBAN-REALTY.ca

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











