



THE
A-TEAM

**RE/MAX
FIRST**

379 FALSHIRE Way, Calgary T3J2B3

MLS®#: **A2133269**

Area: **Falconridge**

Listing Date: **05/17/24**

List Price: **\$509,000**

Status: **Active**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

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

Lot Information

Lot Sz Ar: **4,047 sqft**
Lot Shape:

Access:

Lot Feat: **Back Yard,Corner Lot**
Park Feat: **Parkade**

Finished Floor Area

Abv Sqft: **1,157**

Low Sqft:

Ttl Sqft: **1,157**

DOM

122

Layout

Beds: **3 (3)**

Baths: **1.5 (1 1)**

Style: **2 Storey**

Parking

Ttl Park: **4**

Garage Sz:

Utilities and Features

Roof: **Asphalt Shingle**

Heating: **Central**

Sewer:

Ext Feat: **Playground,Private Entrance,Storage**

Construction:

Concrete,Vinyl Siding

Flooring:

Carpet

Water Source:

Fnd/Bsmt:

Poured Concrete

Kitchen Appl:

Electric Cooktop,Microwave,Washer/Dryer

Int Feat:

Separate Entrance

Utilities:

Room Information

Room	Level	Dimensions
2pc Bathroom	Main	5`4" x 4`9"
Kitchen	Main	13`3" x 11`6"
4pc Bathroom	Second	9`8" x 5`0"
Bedroom	Second	8`7" x 14`0"
Laundry	Basement	15`11" x 17`9"

Room	Level	Dimensions
Dining Room	Main	13`1" x 8`3"
Living Room	Main	17`2" x 10`2"
Bedroom	Second	8`4" x 9`9"
Bedroom - Primary	Second	14`10" x 11`2"

Legal/Tax/Financial

Title:
Fee Simple
Legal Desc:

8111732

Zoning:
R-C2

Remarks

Pub Rmks: **This beautiful 2-story house in Falconbridge offers great potential as either an investment property or a starter home. It features three generously sized bedrooms upstairs, 1.5 bathrooms, and a spacious kitchen. The unfinished basement, which has a separate entry, provides an opportunity for customization or additional living space. Situated on a large corner lot, this property combines comfort and potential, making it a fantastic choice for any homebuyer.**

Inclusions: **n/a**
Property Listed By: **Town Residential**

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