



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: **Off Street,Parking Pad**

Finished Floor Area

Abv Sqft: **1,157**  
Low Sqft:  
Ttl Sqft: **1,157**

DOM

**187**  
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
<b>2pc Bathroom</b>	<b>Main</b>	<b>5`4" x 4`9"</b>
<b>Kitchen</b>	<b>Main</b>	<b>13`3" x 11`6"</b>
<b>4pc Bathroom</b>	<b>Second</b>	<b>9`8" x 5`0"</b>
<b>Bedroom</b>	<b>Second</b>	<b>8`7" x 14`0"</b>
<b>Laundry</b>	<b>Basement</b>	<b>15`11" x 17`9"</b>

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

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**







