



THE
A-TEAM

**RE/MAX
FIRST**

35 FALSHIRE Way, Calgary T3J2B2

MLS®#: **A2133390**

Area: **Falconridge**

Listing Date: **05/18/24**

List Price: **\$519,900**

Status: **Active**

County: **Calgary**

Change: **-\$10k, 13-Jun**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Detached**
City/Town: **Calgary**
Year Built: **1982**

Lot Information

Lot Sz Ar: **3,046 sqft**
Lot Shape:

Finished Floor Area
Abv Sqft: **828**
Low Sqft:
Ttl Sqft: **828**

DOM

38
Layout
Beds: **3 (2 1)**
Baths: **2.0 (2 0)**
Style: **Bi-Level**

Parking

Ttl Park: **2**
Garage Sz:

Access:

Lot Feat: **Back Lane,Back Yard,See Remarks**
Park Feat: **Off Street,Parking Pad**

Utilities and Features

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

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

Kitchen Appl: **Dishwasher,Dryer,Electric Stove,Range Hood,Refrigerator,Washer,Washer/Dryer**
Int Feat: **Ceiling Fan(s),Laminate Counters,No Animal Home,No Smoking Home,Separate Entrance**
Utilities:

Room Information

Room	Level	Dimensions
Bedroom - Primary	Main	10`9" x 10`5"
Living Room	Main	14`1" x 12`1"
4pc Bathroom	Main	8`4" x 7`9"
Bedroom	Lower	9`6" x 8`2"
Laundry	Lower	9`0" x 6`0"

Room	Level	Dimensions
Bedroom	Main	9`6" x 8`2"
Dining Room	Main	10`5" x 8`2"
Family Room	Lower	19`0" x 17`8"
3pc Bathroom	Lower	5`3" x 7`5"

Legal/Tax/Financial

Title: **Fee Simple**
Legal Desc: **8111732**

Zoning: **R-C2**

Remarks

Pub Rmks: **Beautiful Bi- Level house with a SECOND KITCHEN in the basement with a SEPARATE SIDE ENTRANCE. LIVE UP AND RENT DOWN! SEPARATE LAUNDRY UP AND DOWN. Recently got MANY UPGRADES: NEW 2 KITCHENS, NEW APPLIANCES, NEW FLOORING, NEW LIGHT FIXTURES, NEW BATH ROOMS, NEW PAINT. This Bi- Level house has two Bedrooms on upper floor, spacious living room, dining area and completely renovated kitchen and a bathroom. Also fully developed Illegal Basement suite with a separate entrance. Basement has a huge living room, big kitchen, good size bed room, laundry room, and a bath room. Lots of storage spaces. Parking pad at the front of the house. This house is close to all amenities, such as: bus-stop, schools, shops and playground. C-train station is a 5 minute drive away. Move in ready! Quick possession available.**

Inclusions: **Dishwasher-1, Dryer-2, Electric Stove-2, Refrigerator-2, Range Hood-2, Washer 2, Range Hood-2**

Property Listed By: **First Place Realty**

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











