



THE
A-TEAM

**RE/MAX
FIRST**

115 FALWOOD Way, Calgary T3J 1A8

MLS®#: **A2147063**

Area: **Falconridge**

Listing Date: **07/04/24**

List Price: **\$494,999**

Status: **Active**

County: **Calgary**

Change: **-\$25k, 22-Jul**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Detached**
City/Town: **Calgary**
Year Built: **1979**

Lot Information

Lot Sz Ar: **3,842 sqft**
Lot Shape:

Access:

Lot Feat: **Back Lane,Back Yard**
Park Feat: **Off Street**

DOM

74

Layout

Beds: **4 (2 2)**
Baths: **2.0 (2 0)**
Style: **Bi-Level**

Parking

Ttl Park: **2**
Garage Sz:

Utilities and Features

Roof: **Asphalt Shingle**
Heating: **Forced Air**
Sewer:
Ext Feat: **BBQ gas line,Private Yard**

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

Kitchen Appl: **Electric Range,Range Hood,Refrigerator,Washer/Dryer,Window Coverings**
Int Feat: **No Animal Home,No Smoking Home**
Utilities:

Room Information

Room	Level	Dimensions
4pc Bathroom	Main	9`3" x 5`0"
Bedroom	Main	12`4" x 10`0"
Kitchen	Main	9`7" x 9`11"
4pc Ensuite bath	Basement	6`8" x 11`2"
Kitchen	Basement	7`7" x 15`2"
Furnace/Utility Room	Basement	6`1" x 13`1"

Room	Level	Dimensions
Bedroom	Main	10`3" x 9`1"
Dining Room	Main	8`2" x 8`6"
Living Room	Main	15`8" x 17`4"
Bedroom	Basement	10`11" x 10`1"
Bedroom	Basement	12`7" x 20`7"

Legal/Tax/Financial

Title:
Fee Simple
Legal Desc:

7811623

Zoning:
R-C1

Remarks

Pub Rmks: **Perfect opportunity for an investment property or live up rent down! Welcome to your new home sweet home! Located in Falconridge, this charming 4-bedroom bilevel House offers the perfect blend of comfort and functionality. The main floor offers well planned space that is, ideal for both relaxing evenings and entertaining guests. The well-appointed kitchen offers ample cabinet space with an adjoined dining space. Next you will find two good sized bedrooms, each offering a peaceful retreat at the end of the day. But the allure of this property doesn't end there! Descend to the lower level to discover a fully equipped 2-bedroom illegal basement suite, complete with its own kitchen. Whether used as a guest suite, rental opportunity, or additional living space, the possibilities are endless. Conveniently located near schools, parks, shopping, public transit and dining options, this duplex offers the perfect combination of comfort, convenience, and style and a great value in today's market. Laundry is currently in the basement, but there are Laundry Connections on the upper level in order to have a separate Laundry on the Upper level.**

Inclusions:
Property Listed By: **NA
PREP Realty**

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