



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**44 FALMEAD Road, Calgary T3J 1G8**

MLS®#: **A2147392**

Area: **Falconridge**

Listing Date: **07/05/24**

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

Status: **Active**

County: **Calgary**

Change: **-\$10k, 04-Aug**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**  
Sub Type: **Detached**  
City/Town: **Calgary**  
Year Built: **1980**

Finished Floor Area  
Abv Sqft: **853**  
Low Sqft:  
Ttl Sqft: **853**

DOM

**73**  
Layout  
Beds: **4 (3 1 )**  
Baths: **2.0 (2 0)**  
Style: **Bungalow**

Lot Information

Lot Sz Ar: **4,380 sqft**  
Lot Shape:

Parking

Ttl Park: **3**  
Garage Sz:

Access:

Lot Feat: **Back Yard,City Lot,Front Yard,Level,Rectangular Lot**  
Park Feat: **Off Street,Parking Pad**

Utilities and Features

Roof: **Asphalt Shingle**  
Heating: **Standard**  
Sewer:  
Ext Feat: **None**

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

Kitchen Appl: **Dishwasher,Electric Stove,Refrigerator,Washer/Dryer**  
Int Feat: **No Animal Home,No Smoking Home,Quartz Counters**  
Utilities:

Room Information

Room	Level	Dimensions
<b>4pc Bathroom</b>	<b>Main</b>	<b>7`8" x 4`11"</b>
<b>Bedroom</b>	<b>Main</b>	<b>7`10" x 9`8"</b>
<b>Kitchen</b>	<b>Main</b>	<b>8`3" x 9`4"</b>
<b>Bedroom - Primary</b>	<b>Main</b>	<b>11`3" x 9`3"</b>
<b>Kitchenette</b>	<b>Basement</b>	<b>5`6" x 7`5"</b>
<b>Game Room</b>	<b>Basement</b>	<b>18`2" x 25`2"</b>

Room	Level	Dimensions
<b>Bedroom</b>	<b>Main</b>	<b>7`8" x 12`7"</b>
<b>Dining Room</b>	<b>Main</b>	<b>7`2" x 10`6"</b>
<b>Living Room</b>	<b>Main</b>	<b>14`3" x 12`10"</b>
<b>3pc Bathroom</b>	<b>Basement</b>	<b>6`1" x 7`0"</b>
<b>Bedroom</b>	<b>Basement</b>	<b>11`4" x 11`2"</b>
<b>Furnace/Utility Room</b>	<b>Basement</b>	<b>9`0" x 15`9"</b>

Legal/Tax/Financial

Title:  
**Fee Simple**  
Legal Desc:

**7911053**

Zoning:  
**R-C1**

Remarks

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Pub Rmks: **Discover this beautifully renovated bungalow offering 1,635 sq. ft of total living space, nestled on a quiet street. This charming home features a convenient parking pad and showcases modern updates throughout, featuring 3 bedrooms upstairs. The basement features a SIDE ENTRY with 1 bedroom and large living room featuring a bar. The exterior of the home has been updated recently with a new roof and siding. Don't miss out on this incredible opportunity contact us today for a viewing!**

Inclusions: **N/A**  
Property Listed By: **URBAN-REALTY.ca**

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