



THE
A-TEAM

**RE/MAX
FIRST**

155 FALWOOD Way, Calgary T3J2M5

MLS®#: **A2147661**

Area: **Falconridge**

Listing Date: **07/08/24**

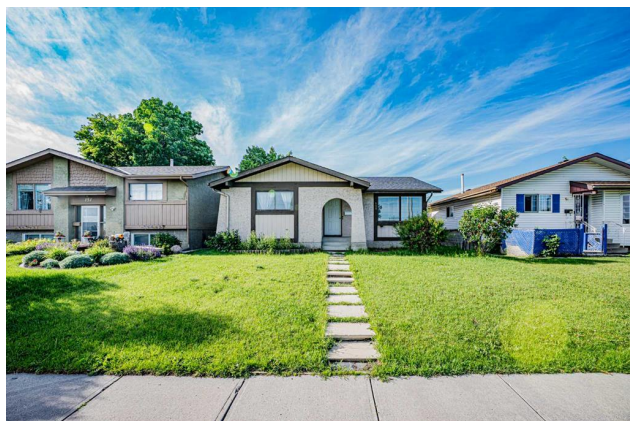
List Price: **\$525,299**

Status: **Active**

County: **Calgary**

Change: **-\$500, 09-Sep**

Association: **Fort McMurray**



General Information

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

Lot Information

Lot Sz Ar: **4,391 sqft**
Lot Shape:

Access:

Lot Feat:

Park Feat:

**Back Lane,Back Yard,Landscaped,Level,Rectangular Lot
Alley Access,Double Garage Detached,Enclosed,Garage Door Opener,Garage Faces Rear,Off Street,Parking
Lot,RV Access/Parking**

DOM

70

Layout

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

Parking

Ttl Park: **2**
Garage Sz: **2**

Utilities and Features

Roof: **Asphalt Shingle**
Heating: **Standard,Forced Air,Natural Gas**
Sewer:
Ext Feat: **Private Yard**

Construction: **Stucco,Wood Frame**
Flooring: **Carpet,Laminate,Linoleum**
Water Source:
Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Dishwasher,Electric Range,Garage Control(s),Range Hood,Refrigerator,Washer/Dryer**
Int Feat: **Laminate Counters,Separate Entrance,Wood Windows**
Utilities:

Room Information

Room	Level	Dimensions
4pc Bathroom	Main	9`8" x 5`0"
Bedroom	Main	12`11" x 8`1"
Kitchen	Main	13`0" x 10`0"
Bedroom - Primary	Main	11`9" x 13`3"
Bedroom	Basement	9`4" x 13`8"
Kitchen	Basement	13`4" x 9`4"
Game Room	Basement	12`8" x 16`1"

Room	Level	Dimensions
Bedroom	Main	8`1" x 10`1"
Dining Room	Main	10`8" x 4`3"
Living Room	Main	13`11" x 18`0"
4pc Bathroom	Basement	5`1" x 7`0"
Den	Basement	9`0" x 13`8"
Laundry	Basement	12`10" x 20`4"
Furnace/Utility Room	Basement	6`1" x 4`8"

Title:
Fee Simple
Legal Desc:

Zoning:
R-C1

7811623

Remarks

Pub Rmks: **Great Investment in the community of Falconridge. The beautiful Stucco home has 3 bedrooms ,a separate kitchen with Dining space and one washroom on the main floor. DETACHED EXTRA WIDE DOUBLE CAR GARAGE HAVE ENOUGH SPACE TO MAKE WORKSHOP Lots of windows throughout the home. There is a huge dog park in front of home. Lots of parking available off the street and alley accessed. and have a raw pad for rv or additional parking spot. Illegal basement have separate entrance. In the basement there is one bedroom, one den,one washroom and a living room and kitchen. This home has got a lot of potential for a home investor or first time home buyer and large family**

Inclusions:
Property Listed By: **n/a**
Five Star Realty

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

