



THE
A-TEAM

**RE/MAX
FIRST**

325 FALSHIRE Drive, Calgary T3J 1T8

MLS®#: **A2148644** Area: **Falconridge** Listing Date: **08/07/24** List Price: **\$549,000**
 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: **2,884 sqft**
 Lot Shape:

Finished Floor Area
 Abv Sqft: **1,108**
 Low Sqft:
 Ttl Sqft: **1,108**

DOM

43
Layout
 Beds: **3 (3)**
 Baths: **1.5 (1 1)**
 Style: **2 Storey**

Parking

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

Access:

Lot Feat: **Back Lane,Back Yard,Lawn,Landscaped,Rectangular Lot**
 Park Feat: **Double Garage Detached,On Street**

Utilities and Features

Roof: **Asphalt Shingle**
 Heating: **Forced Air**
 Sewer:
 Ext Feat: **None**

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

Kitchen Appl: **Dishwasher,Electric Stove,Refrigerator**
 Int Feat: **Laminate Counters**
 Utilities:

Room Information

Room	Level	Dimensions
Living Room	Main	11`2" x 10`4"
Kitchen	Main	11`4" x 11`1"
Bedroom	Upper	9`8" x 8`1"
2pc Bathroom	Main	5`2" x 4`0"

Room	Level	Dimensions
Dining Room	Main	9`1" x 8`2"
Bedroom - Primary	Upper	17`0" x 11`1"
Bedroom	Upper	13`3" x 8`6"
4pc Bathroom	Upper	9`6" x 4`11"

Legal/Tax/Financial

Title: Zoning:

Fee Simple

R-C2

Legal Desc:

8011556

Remarks

Pub Rmks:

3 Bedrooms | OVERSIZED Double Detached Garage | Updated Siding, Windows, And Roof | Welcome to this 2 story home located in the community of Falconridge! The perfect starter home, featuring 3 bedrooms and 1.5 bathrooms, and an OVERSIZED double detached garage. Walk inside to a spacious living and dining room, with large windows letting in plenty of sunlight. The kitchen has ample cabinetry, and enough space for an additional dining table. A half bathroom and side entrance door completes the main level. The upper level features comfortable carpet, 3 good sized bedrooms, and an updated FULL bathroom. The basement has a SECOND living area, and a LARGE mechanical room for your storage and laundry needs. The backyard faces the SOUTH, which has plenty of SUNLIGHT, and is great for enjoying outdoor time with family and friends. The OVERSIZED double garage provides extra space for parking your vehicles, and additional storage! The garage is newer and was built in 2016! Call now to book a private viewing.

Inclusions:

n/a

Property Listed By:

URBAN-REALTY.ca

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