



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**15 FALWORTH Place, Calgary T3J 1G1**

MLS®#: **A2153612** Area: **Falconridge** Listing Date: **07/30/24** List Price: **\$559,900**  
 Status: **Active** County: **Calgary** Change: **None** Association: **Fort McMurray**



General Information

Prop Type: **Residential**  
 Sub Type: **Detached**  
 City/Town: **Calgary** Finished Floor Area  
 Year Built: **1980** Abv Sqft: **1,281**  
 Lot Information Low Sqft:  
 Lot Sz Ar: **5,220 sqft** Ttl Sqft: **1,281**  
 Lot Shape:

DOM

**50**  
Layout  
 Beds: **5 (3 2 )**  
 Baths: **3.0 (3 0)**  
 Style: **2 Storey**

Parking

Ttl Park: **3**  
 Garage Sz:

Access:  
 Lot Feat: **Back Lane,Back Yard,Lawn,Level**  
 Park Feat: **Parking Pad**

Utilities and Features

Roof: **Asphalt Shingle** Construction: **Wood Frame,Wood Siding**  
 Heating: **Forced Air** Flooring: **Laminate**  
 Sewer: Ext Feat: **Fire Pit,Other** Water Source:  
 Fnd/Bsmt: **Poured Concrete**  
 Kitchen Appl: **Built-In Oven,Dishwasher,Dryer,Electric Cooktop,Electric Range,Microwave Hood Fan,Refrigerator,Washer**  
 Int Feat: **Ceiling Fan(s),No Animal Home,No Smoking Home,Open Floorplan,Storage**  
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
<b>Kitchen</b>	<b>Main</b>	<b>7`6" x 10`1"</b>	<b>Dining Room</b>	<b>Main</b>	<b>16`0" x 7`10"</b>
<b>Living Room</b>	<b>Main</b>	<b>16`6" x 17`9"</b>	<b>Laundry</b>	<b>Main</b>	<b>5`8" x 8`2"</b>
<b>Bedroom</b>	<b>Main</b>	<b>8`7" x 8`8"</b>	<b>Office</b>	<b>Main</b>	<b>7`9" x 12`9"</b>
<b>4pc Bathroom</b>	<b>Main</b>	<b>5`0" x 9`10"</b>	<b>3pc Ensuite bath</b>	<b>Main</b>	<b>4`8" x 8`0"</b>
<b>Bedroom - Primary</b>	<b>Main</b>	<b>11`2" x 13`4"</b>	<b>Bedroom</b>	<b>Main</b>	<b>13`5" x 8`8"</b>
<b>4pc Bathroom</b>	<b>Basement</b>	<b>6`2" x 15`4"</b>	<b>Storage</b>	<b>Basement</b>	<b>6`11" x 7`1"</b>
<b>Bedroom</b>	<b>Basement</b>	<b>16`5" x 15`8"</b>	<b>Furnace/Utility Room</b>	<b>Basement</b>	<b>10`11" x 14`7"</b>

**Kitchen  
Game Room**

**Basement  
Basement**

**9`11" x 12`8"  
10`8" x 12`1"**

**Bedroom**

**Basement**

**10`4" x 8`7"**

Legal/Tax/Financial

Title:

**Fee Simple**

Legal Desc:

**7910400**

Zoning:

**R-C1**

Remarks

Pub Rmks:

**5 BEDS 3 BATHS - OVER 2200 SQFT LIVEABLE SPACE, BACK YARD/DECK, BACK LANE, ILLEGAL SUITE SEPARATE ENTRY - PERFECT FIRST TIME HOME OR INVESTMENT - This home begins with a living room and office space that features large windows and DECK ACCESS. Your BACK YARD follows with PARKING PAD and BACK LANE ACCESS. The dining room and kitchen feature an OPEN FLOOR PLAN and the kitchen is complete with all STAINLESS STEEL APPLIANCES. 3 bedrooms and 2 bathrooms, 1 of which is an 3PC ensuite bathroom, and LAUNDRY compete this floor. The ILLEGAL BASEMENT SUITE WITH SEPARATE ENTRY has 2 bedrooms; the rec room features a FIREPLACE and the bathroom has additional storage space. This home is in a solid location with shops, schools and parks all close by.**

Inclusions:

Property Listed By:

**Refrigerator  
Real Broker**

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