



THE
A-TEAM

**RE/MAX
FIRST**

112 FALWOOD Crescent, Calgary T3J 1E3

MLS®#: **A2156423** Area: **Falconridge** Listing Date: **08/08/24** List Price: **\$464,999**
 Status: **Active** County: **Calgary** Change: **-\$15k, 30-Aug** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
 Sub Type: **Semi Detached (Half Duplex)**
 City/Town: **Calgary**
 Year Built: **1980**
Lot Information
 Lot Sz Ar: **2,863 sqft**
 Lot Shape:
 Access:
 Lot Feat: **Back Lane,Back Yard**
 Park Feat: **Off Street**

Finished Floor Area

Abv Sqft: **888**
 Low Sqft:
 Ttl Sqft: **888**

DOM

41
Layout
 Beds: **3 (2 1)**
 Baths: **2.0 (2 0)**
 Style: **Bi-Level,Side by Side**
Parking
 Ttl Park: **0**
 Garage Sz:

Utilities and Features

Roof: **Asphalt Shingle**
 Heating: **Forced Air,Natural Gas**
 Sewer:
 Ext Feat: **Private Yard**
 Construction: **Aluminum Siding ,Wood Frame**
 Flooring: **Laminate,Linoleum,Tile**
 Water Source:
 Fnd/Bsmt: **Poured Concrete**
 Kitchen Appl: **Electric Cooktop,Refrigerator,Washer/Dryer,Washer/Dryer Stacked**
 Int Feat: **Laminate Counters,No Smoking Home**
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Entrance	Main	4`3" x 4`2"	Living Room	Main	14`7" x 12`0"
Dining Room	Main	9`10" x 9`7"	Kitchen	Main	10`7" x 8`6"
Bedroom	Main	9`9" x 8`10"	Bedroom - Primary	Main	12`6" x 10`1"
4pc Bathroom	Main	8`9" x 5`0"	Laundry	Main	10`1" x 8`7"
Bedroom - Primary	Basement	12`4" x 8`4"	Den	Basement	8`11" x 8`8"
4pc Bathroom	Basement	8`2" x 4`5"	Laundry	Basement	8`4" x 4`8"
Furnace/Utility Room	Basement	5`8" x 5`6"	Kitchen	Basement	8`11" x 8`11"

Game Room

Basement

18`0" x 14`4"

Storage
Legal/Tax/Financial

Basement

3`11" x 3`10"

Title:
Fee Simple
Legal Desc:

7811623

Zoning:
R-C2

Remarks

Pub Rmks:

"RARE OPPORTUNITY FOR THE FIRST TIME HOME BUYER OR INVESTMENT PROPERTY". BEAUTIFUL AND VERY COZY FULLY DEVELOPED HALF DUPLEX BILEVEL HOUSE IN VERY GOOD LOCATION, JUST BEHIND ELEMENTARY SCHOOL WHICH HAS FULL TIME KINDERGARTEN. TWO BEDROOMS ON THE MAIN LEVEL WITH FULL WASHROOM AND SEPARATE LAUNDRY. GOOD SIZED SOUTH FACING LIVING ROOM WITH HUGE WINDOWS EXPOSED TO SUNSHINE ALL DAY. BASEMENT (ILLEGAL SUITE) IS FULLY DEVELOPED READY TO RENT SEPARATE LAUNDRY. HUGE BACKYARD WITH NEWLY BUILT GOOD SIZED DECK AND NEW FENCE. HOUSE IS FRESHLY PAINTED. BIG SIZED WINDOWS WITH CUSTOMIZED CURTAINS. CLOSE TO ALL AMENITIES, PERFECT STARTER HOME OR GREAT INCOME GENERATING PROPERTY. LOTS OF STREET PARKING AND OPEN SPACE IN FRONT OF THE HOUSE. "LIVE UP, RENT DOWN"!

Inclusions:
Property Listed By:

**Shed in the backyard, window curtains.
DreamHouse Realty Ltd.**

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