



THE
A-TEAM

**RE/MAX
FIRST**

123 FALWOOD Way, Calgary T3J1A8

MLS®#: **A2159994** Area: **Falconridge** Listing Date: **08/28/24** List Price: **\$564,900**
 Status: **Active** County: **Calgary** Change: **None** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
 Sub Type: **Detached**
 City/Town: **Calgary**
 Year Built: **1979**
Lot Information
 Lot Sz Ar: **4,251 sqft**
 Lot Shape:

Finished Floor Area
 Abv Sqft: **773**
 Low Sqft:
 Ttl Sqft: **773**

DOM

85
Layout
 Beds: **3 (2 1)**
 Baths: **2.0 (2 0)**
 Style: **Bi-Level**

Parking

Ttl Park: **4**
 Garage Sz: **2**

Access:

Lot Feat: **Back Lane,Back Yard,Interior Lot,Level**
 Park Feat: **Double Garage Detached**

Utilities and Features

Roof: **Asphalt Shingle**
 Heating: **Standard**
 Sewer:
 Ext Feat: **Private Yard**

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

Kitchen Appl: **Dishwasher,Microwave,Range Hood,Refrigerator,Stove(s),Washer/Dryer,Washer/Dryer Stacked**
 Int Feat: **No Animal Home,No Smoking Home,Quartz Counters**
 Utilities:

Room Information

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
4pc Bathroom	Main	8`5" x 5`0"
Kitchen	Main	8`10" x 15`6"
Bedroom - Primary	Main	11`7" x 11`8"
Bedroom	Basement	11`1" x 10`11"
Game Room	Basement	14`1" x 11`2"

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
Bedroom	Main	8`5" x 9`5"
Living Room	Main	15`4" x 11`10"
4pc Bathroom	Basement	7`2" x 8`0"
Kitchen	Basement	7`3" x 6`4"
Furnace/Utility Room	Basement	11`6" x 14`1"

Legal/Tax/Financial

Title: Zoning:

Fee Simple

Legal Desc:

7811623

R-C1

Remarks

Pub Rmks:

Step into this FULLY RENOVATED home that's not just a house, but a true haven. This property boasts a fresh, modern charm and offers a unique combination of comfort and investment potential. With a fully renovated 1 BEDROOM ILLEGAL SUITE, you have a versatile option for rental income, making this home ideal for investors or those seeking a mortgage helper. The property features an OVERSIZED DOUBLE GARAGE, perfect for additional rental income or personal use. Plus, with NO FRONT NEIGHBOURS and serene green space views, you'll enjoy a peaceful setting. Inside, the home is designed for year-round comfort and efficiency with an updated AC unit, newer furnace, and water tank. Convenience is key, as the location is close to all shopping amenities, schools, and bus stops. For investors, this property offers three separate income sources: the upper level, the basement illegal suite, and the garage. Alternatively, you could live in the upper level while renting out the garage and basement to help cover your mortgage. Don't miss out—schedule your showing today and discover the perfect blend of modern living and investment opportunity.

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











123 Falwood Way NE, Calgary, AB

Main Floor Exterior Area 773.85 sq ft
Interior Area 728.83 sq ft



0 3 6 ft

PREPARED: 22/04/2025



White regions are excluded from total floor area in GUADE floor plans. All room dimensions and floor areas must be considered approximate and are subject to independent verification.

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Basement (Below Grade) Exterior Area 619.09 sq ft
Interior Area 631.96 sq ft



0 3 6 ft

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