



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**55 FALCHURCH Road, Calgary T3J 1G6**

MLS®#: **A2160807**

Area: **Falconridge**

Listing Date: **08/27/24**

List Price: **\$487,000**

Status: **Active**

County: **Calgary**

Change: **-\$3k, 11-Sep**

Association: **Fort McMurray**



General Information

Prop Type:

**Residential**

Sub Type:

**Semi Detached (Half**

**Duplex)**

Finished Floor Area

City/Town:

**Calgary**

Abv Sqft:

**924**

Year Built:

**1980**

Low Sqft:

Ttl Sqft:

**924**

Lot Information

Lot Sz Ar:

**2,970 sqft**

Lot Shape:

DOM

**23**

Layout

Beds:

**4 (2 2 )**

Baths:

**2.0 (2 0)**

Style:

**Bi-Level,Side by Side**

Parking

Ttl Park:

**2**

Garage Sz:

Access:

Lot Feat:

Park Feat:

**Back Lane,City Lot**

**Off Street**

Utilities and Features

Roof: **Asphalt Shingle**

Heating: **Central**

Sewer:

Ext Feat: **Playground**

Construction:

**Concrete,Post & Beam,Vinyl Siding**

Flooring:

**Vinyl Plank**

Water Source:

Fnd/Bsmt:

**Poured Concrete**

Kitchen Appl:

**Dishwasher,Electric Stove,Refrigerator,Washer/Dryer**

Int Feat:

**No Animal Home,No Smoking Home,Pantry,Quartz Counters**

Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
<b>4pc Bathroom</b>	<b>Main</b>	<b>6`11" x 7`4"</b>	<b>Bedroom</b>	<b>Main</b>	<b>10`4" x 12`10"</b>
<b>Bedroom</b>	<b>Main</b>	<b>10`3" x 9`3"</b>	<b>Kitchen With Eating Area</b>	<b>Main</b>	<b>9`11" x 18`7"</b>
<b>Living Room</b>	<b>Main</b>	<b>14`7" x 12`11"</b>	<b>4pc Bathroom</b>	<b>Basement</b>	<b>8`9" x 9`0"</b>
<b>Bedroom</b>	<b>Basement</b>	<b>13`2" x 10`3"</b>	<b>Bedroom</b>	<b>Basement</b>	<b>9`8" x 18`1"</b>
<b>Kitchen With Eating Area</b>	<b>Basement</b>	<b>10`3" x 19`11"</b>	<b>Laundry</b>	<b>Basement</b>	<b>9`4" x 8`0"</b>
<b>Furnace/Utility Room</b>	<b>Basement</b>	<b>6`3" x 4`10"</b>			

Legal/Tax/Financial

Title:  
**Fee Simple**  
Legal Desc:

**7911335**

Zoning:  
**R-C2**

Remarks

Pub Rmks:

**First-time home buyer or investor alert!!!. this is a beautiful bi-level home situated in your desired community Falconbridge, Calgary, Alberta, Canada---Great location Illegal SUITE IN BASEMENT! BACK LANE! GREAT LOCATION! Easy Access to McKnight Blvd! Easy Access to Falconridge and Castleridge Plazas! All the amenities you need within 5 minutes' distance! This bungalow offers over 1700 SQ FT of living space with 4 bedrooms and 2 FULL baths! The main floor features a bright living/dining combination, a kitchen with access to your backyard, 2 bedrooms, and a full bath. Make your way to the basement that features the ILLEGAL SUITE with kitchen, rec room (that can be used as living), 2 bedrooms, FULL bath, and laundry. SIMPLE LAYOUT! AMAZING INVESTMENT PROPERTY! GREAT VALUE! it is very hard to find this house in Falconbridge - Fully renovated(just one year back)-1. central air conditioner. 2. newer roof and siding.3. newer high-efficiency furnace and water tank. 4. new kitchen.5. new washroom. 6. new paint. 7. new door and baseboard. 8. new fixtures.9. sprinkler 10. interconnected smoke & CO detectors. WHAT DO YOU NEED CALL YOUR FAVOURITE REALTOR NOW?**

Inclusions:  
Property Listed By:

**NONE**  
**URBAN-REALTY.ca**

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







