



THE
A-TEAM

**RE/MAX
FIRST**

168 FALTON Close, Calgary T3J 1X2

MLS®#: **A2162124**

Area: **Falconridge**

Listing Date: **09/02/24**

List Price: **\$459,900**

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: **4,520 sqft**
Lot Shape:

Finished Floor Area
Abv Sqft: **825**
Low Sqft:
Ttl Sqft: **825**

DOM

17
Layout
Beds: **4 (2 2)**
Baths: **1.0 (1 0)**
Style: **Bi-Level**

Parking

Ttl Park: **3**
Garage Sz:

Access:

Lot Feat: **Back Lane,Back Yard,Backs on to Park/Green Space,City Lot,Interior Lot,Rectangular Lot**
Park Feat: **Off Street,RV Access/Parking**

Utilities and Features

Roof: **Asphalt Shingle**
Heating: **Forced Air**
Sewer:
Ext Feat: **Private Yard**

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

Kitchen Appl: **Dryer,Range,Refrigerator,Stove(s),Washer,Window Coverings**
Int Feat: **Ceiling Fan(s),Laminate Counters**
Utilities:

Room Information

Room	Level	Dimensions
Bedroom - Primary	Main	11`8" x 10`11"
Kitchen	Main	15`7" x 8`11"
4pc Bathroom	Main	4`11" x 8`5"
Bedroom	Basement	11`1" x 11`4"
Game Room	Basement	21`7" x 9`10"

Room	Level	Dimensions
Bedroom	Main	9`6" x 8`6"
Living Room	Main	11`11" x 15`4"
Bedroom	Basement	11`4" x 11`4"
Laundry	Basement	7`9" x 9`11"
Storage	Basement	5`7" x 7`10"

Legal/Tax/Financial

Title: **Fee Simple**
Legal Desc: **8011556**

Zoning: **R-C1**

Remarks

Pub Rmks: **This delightful 825 sq. ft. detached bi-level home in the heart of Falconridge. This well-maintained property features a cozy layout with 2 bedrooms and a 4-piece bathroom on the main floor, complemented by an additional 2 bedrooms in the fully developed basement—perfect for growing families or extra rental income. Step outside to enjoy the peaceful setting of a covered patio that looks out onto lush green space, offering a private retreat. The location is convenient, with nearby city transit, and is close to the Northeast Sportsplex, with quick and easy access to Stoney Trail and McKnight Boulevard. Whether you're a first-time buyer or an investor, this home offers a fantastic opportunity in a prime Calgary neighborhood.**

Inclusions: **N/A**

Property Listed By: **Century 21 Bravo Realty**

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