



THE
A-TEAM

**RE/MAX
FIRST**

16 FALSHIRE Way, Calgary T3J 2B4

MLS®#: **A2163831** Area: **Falconridge** Listing Date: **09/07/24** List Price: **\$489,000**
 Status: **Active** County: **Calgary** Change: **None** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
 Sub Type: **Semi Detached (Half Duplex)**
 City/Town: **Calgary**
 Year Built: **1982**
Lot Information
 Lot Sz Ar: **2,949 sqft**
 Lot Shape:
 Access:
 Lot Feat: **Back Lane,Back Yard**
 Park Feat: **Double Garage Detached**

Finished Floor Area

Abv Sqft: **1,177**
 Low Sqft:
 Ttl Sqft: **1,177**

DOM

12
Layout
 Beds: **3 (3)**
 Baths: **2.0 (2 0)**
 Style: **2 Storey,Side by Side**

Parking

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

Utilities and Features

Roof: **Asphalt Shingle**
 Heating: **Forced Air**
 Sewer:
 Ext Feat: **None**

Construction: **Mixed**
 Flooring: **Vinyl**
 Water Source:
 Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Dryer,Electric Stove,Refrigerator,Washer**
 Int Feat: **No Smoking Home**
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Entrance	Main	6`3" x 4`2"	Kitchen With Eating Area	Main	13`7" x 12`0"
3pc Bathroom	Main	7`7" x 3`11"	Living Room	Main	10`11" x 17`2"
Bedroom	Second	9`10" x 8`0"	Bedroom	Second	9`10" x 8`10"
3pc Bathroom	Second	9`8" x 4`11"	Bedroom - Primary	Second	12`7" x 14`10"

Legal/Tax/Financial

Title: Zoning:

Fee Simple

R-C2

Legal Desc:

8111732

Remarks

Pub Rmks:

Fully Renovated New Windows , Doors ,Kitchen ,Floor ,Paint , Double Garage Detached

Inclusions:

N.A

Property Listed By:

Five Star Realty

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