



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**104 FALCONRIDGE Close, Calgary T3J 1A7**

MLS® #: **A2164669**      Area: **Falconridge**      Listing Date: **09/12/24**      List Price: **\$399,999**  
 Status: **Pending**      County: **Calgary**      Change: **None**      Association: **Fort McMurray**



General Information

Prop Type: **Residential**  
 Sub Type: **Detached**  
 City/Town: **Calgary**  
 Year Built: **1980**  
Lot Information  
 Lot Sz Ar: **4,671 sqft**  
 Lot Shape:

Finished Floor Area  
 Abv Sqft: **1,184**  
 Low Sqft:  
 Ttl Sqft: **1,184**

DOM

**7**  
Layout  
 Beds: **4 (3 1 )**  
 Baths: **1.5 (1 1)**  
 Style: **2 Storey**

Parking

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

Access:  
 Lot Feat: **Back Lane,Back Yard,Lawn,Low Maintenance Landscape,Landscaped,Many Trees**  
 Park Feat: **Double Garage Detached**

Utilities and Features

Roof: **Asphalt**      Construction: **Concrete,Unknown**  
 Heating: **Forced Air**      Flooring: **Carpet,Ceramic Tile,Laminate**  
 Sewer:      Water Source:  
 Ext Feat: **Playground**      Fnd/Bsmt: **Poured Concrete**  
 Kitchen Appl: **Dishwasher,Dryer,Garage Control(s),Microwave Hood Fan,Refrigerator,Washer,Window Coverings**  
 Int Feat: **No Animal Home,No Smoking Home**  
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Dining Room	Main	8`6" x 7`11"	Living Room	Main	19`0" x 10`6"
Family Room	Basement	17`9" x 10`2"	Kitchen	Basement	8`7" x 7`5"
Bedroom - Primary	Upper	19`1" x 10`10"	Bedroom	Upper	10`4" x 10`7"
Bedroom	Upper	10`9" x 9`4"	Bedroom	Basement	11`8" x 7`7"
2pc Bathroom	Main	6`5" x 3`0"	4pc Bathroom	Upper	7`6" x 7`2"
Laundry	Basement	10`2" x 5`7"	Furnace/Utility Room	Basement	7`0" x 4`0"

Legal/Tax/Financial

Title:  
**Fee Simple**  
Legal Desc:

Zoning:  
**R-C2**

**7811157**

Remarks

Pub Rmks: **OPEN HOUSE SEPTEMBER. 13th. 2024 from 2:00-4:00 pm-WELCOME TO THE LEAST EXPENSIVE SINGLE FAMILY DETACHED HOME IN ENTIRE CALGARY NE- A really nice well kept home that features THREE BEDROOMS, 1.5 BATHROOMS- FULLY FINISHED BASEMENT- DBL. DETACHED GARAGE. The location is excellent with a park just out the front door and schools and shopping close by. The home offers a large eat in kitchen as well as a dining area and living room. Bedrooms are well sized and the developed basement offers a family room, den/4th bedroom and finished laundry room. The rear pied lot faces west and includes mature trees, 24x20 DOUBLE CAR garage, large deck and beautiful hot tub. It is a tidy package and early possession is possible. Call your favourite Realtor now to view this lovely home. Won't last long!! --**

Inclusions: **Storage shed, Hot Tub,**  
Property Listed By: **Diamond Realty & Associates LTD.**

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







