



THE
A-TEAM

**RE/MAX
FIRST**

15 FALWORTH Place, Calgary T3J 1G1

MLS®#: **A2168510** Area: **Falconridge** Listing Date: **09/25/24** List Price: **\$499,000**
 Status: **Active** County: **Calgary** Change: **None** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
 Sub Type: **Detached**
 City/Town: **Calgary** Finished Floor Area
 Year Built: **1980** Abv Sqft: **1,281**
 Lot Information
 Lot Sz Ar: **5,220 sqft** Low Sqft:
 Lot Shape: Ttl Sqft: **1,281**

DOM

119
Layout
 Beds: **5 (3 2)**
 Baths: **3.0 (3 0)**
 Style: **Bungalow**

Parking

Ttl Park: **3**
 Garage Sz:

Access:
 Lot Feat: **Back Lane,Back Yard,Lawn,Level**
 Park Feat: **Parking Pad**

Utilities and Features

Roof: **Asphalt Shingle** Construction:
 Heating: **Forced Air** **Wood Frame,Wood Siding**
 Sewer: Flooring:
 Ext Feat: **Fire Pit,Other** **Laminate**
 Water Source:
 Fnd/Bsmt: **Poured Concrete**
 Kitchen Appl: **Built-In Oven,Dishwasher,Dryer,Electric Cooktop,Electric Range,Microwave Hood Fan,Refrigerator,Washer**
 Int Feat: **Ceiling Fan(s),No Animal Home,No Smoking Home,Open Floorplan,Storage**
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Kitchen	Main	7`6" x 10`1"	Dining Room	Main	16`0" x 7`10"
Living Room	Main	16`6" x 17`9"	Laundry	Main	5`8" x 8`2"
Bedroom	Main	8`7" x 8`8"	Office	Main	7`9" x 12`9"
4pc Bathroom	Main	5`0" x 9`10"	3pc Ensuite bath	Main	4`8" x 8`0"
Bedroom - Primary	Main	11`2" x 13`4"	Bedroom	Main	13`5" x 8`8"
4pc Bathroom	Basement	6`2" x 15`4"	Storage	Basement	6`11" x 7`1"
Bedroom	Basement	16`5" x 15`8"	Furnace/Utility Room	Basement	10`11" x 14`7"

**Kitchen
Game Room**

**Basement
Basement**

**9`11" x 12`8"
10`8" x 12`1"**

Bedroom

Basement

10`4" x 8`7"

Legal/Tax/Financial

Title:
Fee Simple
Legal Desc:

7910400

Zoning:
R-C1

Remarks

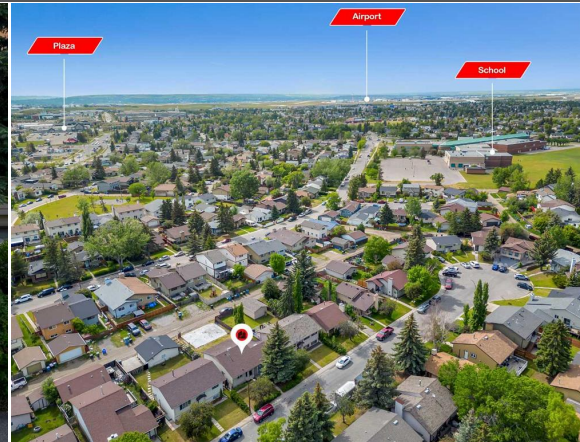
Pub Rmks:

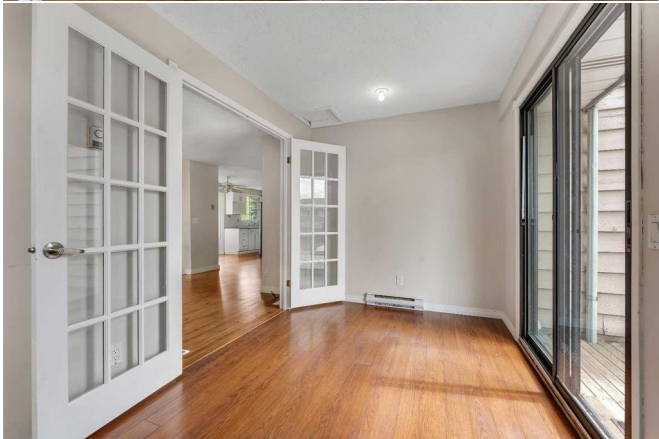
5 BEDS 3 BATHS - OVER 2200 SQFT LIVEABLE SPACE, BACK YARD/DECK, BACK LANE, ILLEGAL SUITE SEPARATE ENTRY - PERFECT FIRST TIME HOME OR INVESTMENT - This home begins with a living room and office space that features large windows and DECK ACCESS. Your BACK YARD follows with PARKING PAD and BACK LANE ACCESS. The dining room and kitchen feature an OPEN FLOOR PLAN and the kitchen is complete with all STAINLESS STEEL APPLIANCES. 3 bedrooms and 2 bathrooms, 1 of which is an 3PC ensuite bathroom, and LAUNDRY compete this floor. The ILLEGAL BASEMENT SUITE WITH SEPARATE ENTRY has 2 bedrooms; the rec room features a FIREPLACE and the bathroom has additional storage space. This home is in a solid location with shops, schools and parks all close by.

Inclusions:
Property Listed By:

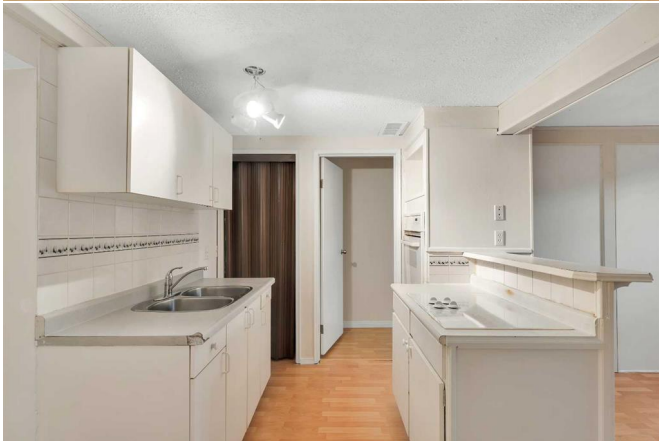
**Refrigerator
Real Broker**

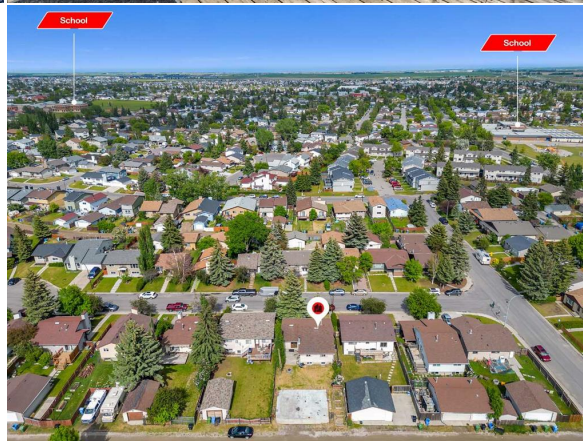
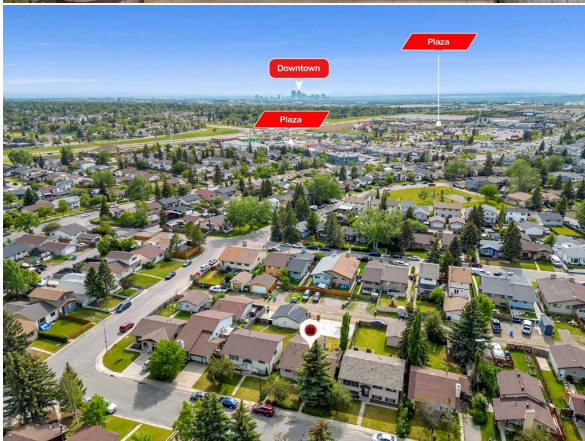
TO VIEW THIS PROPERTY WITH AN A-TEAM BUYER'S AGENT PLEASE CONTACT (587) 700-7123











15 Falworth PI NE, Calgary, AB

Main Floor: Lot Area: 1201.58 sq ft
 Interior Area: 1199.32 sq ft



0 3 6 ft

PREPARED: 2024/09/19

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



