



THE A-TEAM

RE/MAX FIRST

110 FALMERE Way, Calgary T3J 2Y4

MLS®#: A2169441 Area: Falconridge Listing 10/03/24 List Price: \$594,999
Status: Active County: Calgary Change: +\$35k, 14-Oct Association: Fort McMurray



General Information

Prop Type: Residential
Sub Type: Detached
City/Town: Calgary
Year Built: 1988
Lot Information
Lot Sz Ar: 2,508 sqft
Lot Shape:

DOM

111
Layout
Beds: 5 (3 2)
Baths: 2.5 (2 1)
Style: Bi-Level

Access:
Lot Feat: Back Lane, Back Yard
Park Feat: Off Street

Parking
Ttl Park: 2
Garage Sz:

Utilities and Features

Roof: Asphalt Shingle
Heating: Forced Air
Sewer:
Ext Feat: Lighting
Construction: Stucco, Wood Frame
Flooring: Ceramic Tile, Laminate, Tile
Water Source:
Fnd/Bsmt: Poured Concrete
Kitchen Appl: Dishwasher, Range Hood, Refrigerator, Washer/Dryer
Int Feat: Separate Entrance
Utilities:

Room Information

Table with 6 columns: Room, Level, Dimensions, Room, Level, Dimensions. Lists rooms like Bedroom, Bathroom, Kitchen, etc. across Main and Basement levels.

Furnace/Utility Room

Basement

8`3" x 3`3"

Pantry
Legal/Tax/Financial

Basement

4`3" x 3`2"

Title:
Fee Simple
Legal Desc:

8310081

Zoning:
R-CG

Remarks

Pub Rmks: **Completely RENOVATED and READY to move in! This bi-level house is beautiful, spacious and is waiting for you to make it your home. With 5 bedrooms in total, you can enjoy 3 bedrooms above and 2 bedrooms in the basement. The upstairs boasts a large living room with a large window adjacent to a new kitchen with all NEW STAINLESS STEEL APPLIANCES. Freshly painted walls, new doors, new laminate flooring throughout the house gives you that new house feeling...this house just needs you! Not only is this house inviting, but it will truly be easy maintenance. The main floor also has 1 and half bathrooms and another bathroom in the basement! WAIT...that's not all. The (illegal) basement has a kitchen. Enjoy a fully developed house with laundry at the bottom of the stairs. Outside is new sidewalk along the house for easy maintenance and a large backyard. Enter through a common door and then head upstairs or downstairs for your own private space. Enjoy being just minutes away from many amenities: The Genesis Centre, various grocery stores, restaurants, prayer and cultural areas, playgrounds, schools and more...move into this house and make your real estate dreams come true!**

Inclusions: **none**
Property Listed By: **Century 21 Bravo Realty**

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











