



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**110 FALMERE Way, Calgary T3J 2Y4**

MLS®#: **A2169441**      Area: **Falconridge**      Listing Date: **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**      Finished Floor Area  
 Year Built: **1988**      Abv Sqft: **1,036**  
 Lot Information      Low Sqft:  
 Lot Sz Ar: **2,508 sqft**      Ttl Sqft: **1,036**  
 Lot Shape:

DOM

**48**  
Layout  
 Beds: **5 (3 2 )**  
 Baths: **2.5 (2 1)**  
 Style: **Bi-Level**

Parking

Ttl Park: **2**  
 Garage Sz:

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

Utilities and Features

Roof: **Asphalt Shingle**      Construction: **Stucco,Wood Frame**  
 Heating: **Forced Air**      Flooring: **Ceramic Tile,Laminate,Tile**  
 Sewer:      Water Source:  
 Ext Feat: **Lighting**      Fnd/Bsmt: **Other**

Kitchen Appl: **Dishwasher,Range Hood,Refrigerator,Washer/Dryer**  
 Int Feat: **Separate Entrance**  
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Bedroom - Primary	Main	10`9" x 10`3"	Bedroom	Main	8`0" x 11`9"
Bedroom	Main	7`11" x 11`9"	4pc Bathroom	Main	7`4" x 5`0"
2pc Bathroom	Main	5`8" x 2`10"	Kitchen	Main	11`10" x 9`6"
Living Room	Main	17`7" x 15`9"	Entrance	Main	6`5" x 7`11"
Bedroom	Basement	7`8" x 11`3"	Bedroom	Basement	9`7" x 8`5"
4pc Bathroom	Basement	5`11" x 6`10"	Laundry	Basement	6`4" x 6`4"
Kitchenette	Basement	10`11" x 12`1"	Flex Space	Basement	18`6" x 15`8"

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**



















