



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**14 FALSBY Way, Calgary T3J1C3**

MLS®#: **A2172779**      Area: **Falconridge**      Listing Date: **10/12/24**      List Price: **\$410,000**  
 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: **1979**  
Lot Information  
 Lot Sz Ar: **2,755 sqft**  
 Lot Shape:  
 Access:  
 Lot Feat: **Back Lane,Back Yard,City Lot,Front Yard,Garden**  
 Park Feat: **Off Street**

Finished Floor Area

Abv Sqft: **1,151**  
 Low Sqft:  
 Ttl Sqft: **1,151**

DOM

**52**  
Layout  
 Beds: **3 (3)**  
 Baths: **1.5 (1 1)**  
 Style: **2 Storey,Side by Side**

Parking

Ttl Park: **3**  
 Garage Sz:

Utilities and Features

Roof: **Asphalt Shingle**  
 Heating: **Forced Air**  
 Sewer:  
 Ext Feat: **Garden,Private Entrance,Private Yard,Storage**

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

Kitchen Appl: **Dishwasher,Dryer,Microwave,Range Hood,Refrigerator,Washer**  
 Int Feat: **Ceiling Fan(s),Closet Organizers,No Animal Home,No Smoking Home,Storage**  
 Utilities:

Room Information

| Room              | Level  | Dimensions    | Room         | Level    | Dimensions    |
|-------------------|--------|---------------|--------------|----------|---------------|
| Bedroom - Primary | Second | 17`3" x 9`11" | Bedroom      | Second   | 8`0" x 11`7"  |
| Bedroom           | Second | 8`11" x 8`2"  | 4pc Bathroom | Second   | 5`6" x 7`1"   |
| 2pc Bathroom      | Main   | 5`1" x 4`2"   | Game Room    | Basement | 16`5" x 16`6" |

Legal/Tax/Financial

Title: **Fee Simple**      Zoning: **R-CG**

Legal Desc:

7811157

Remarks

Pub Rmks: **This is the best-priced home in the community. This beautifully renovated duplex has been completely revamped and features 3 bedrooms and ample space for a growing family. With 1700 sqft of living space plus 1.5 bathrooms and a private backyard, this duplex is a great starter home or investment property. It is close to schools, shopping, buses, and transit in the heart of the Northeast. Book a showing now to see the benefit of owning rather than renting.**

Inclusions:  
Property Listed By: **N/A  
Coldwell Banker Mountain Central**

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





