



THE A-TEAM

RE/MAX FIRST

345 FALSHIRE Drive, Calgary T3J 1T8

MLS@#: A2173927 Area: Falconridge Listing: 10/23/24 List Price: \$465,000
Status: Active County: Calgary Change: None Association: Fort McMurray



General Information

Prop Type: Residential
Sub Type: Detached
City/Town: Calgary
Year Built: 1981
Finished Floor Area
Abv Sqft: 1,110
Low Sqft:
Ttl Sqft: 1,110
Lot Information
Lot Sz Ar: 3,196 sqft
Lot Shape:

DOM

41
Layout
Beds: 3 (3)
Baths: 1.5 (1 1)
Style: 2 Storey

Parking

Ttl Park: 2
Garage Sz:

Access:
Lot Feat: Back Lane,Lawn,Landscaped,Level,Paved
Park Feat: Off Street

Utilities and Features

Roof: Asphalt Shingle
Heating: Forced Air,Natural Gas
Sewer:
Ext Feat: Other,Playground
Construction: Vinyl Siding,Wood Frame
Flooring: Laminate,Tile
Water Source:
Fnd/Bsmt: Poured Concrete
Kitchen Appl: Dishwasher,Electric Stove,Oven,Range Hood,Window Coverings
Int Feat: Central Vacuum,No Animal Home,No Smoking Home,Open Floorplan
Utilities:

Room Information

Table with 6 columns: Room, Level, Dimensions, Room, Level, Dimensions. Lists rooms like Dining Room, Family Room, Bedroom, Bathroom, etc.

Legal/Tax/Financial

Title:
Fee Simple
Legal Desc:

8011556

Zoning:
R-CG

Remarks

Pub Rmks: **Perfect starter home in the heart of Falconridge. Welcome to this beautiful 2 storey home with 3 bedroom and 1.5 bathrooms. Walking in you will greet yourself to the open and inviting living room with an abundance of sunlight. Walking in towards the kitchen you will notice the recently upgraded cabinetry throughout. Kitchen leads out to deck and a huge backyard perfect for entertaining or a growing family. The upper level consists of three large bedrooms including a cheater door ensuite bathroom. The basement has another large family room as well as space for another bathroom and bedroom. A concrete parking pad along with street parking at the front of the house allows for ample parking spaces. The back alley is also fully paved. Located within walking distance to schools, transit, shopping, NE Sportsplex & many more amenities.**

Inclusions: **N/A**
Property Listed By: **CIR Realty**

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







