



THE
A-TEAM

**RE/MAX
FIRST**

172 FALTON Way, Calgary T3J1K5

MLS® #: **A2179845** Area: **Falconridge** Listing Date: **11/18/24** List Price: **\$549,900**
 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: **1980**
 Lot Information
 Lot Sz Ar: **2,529 sqft**
 Lot Shape:
 Access:
 Lot Feat: **Back Lane,Back Yard,Lawn**
 Park Feat: **Carport**

Finished Floor Area
 Abv Sqft: **1,226**
 Low Sqft:
 Ttl Sqft: **1,226**

DOM

3
Layout
 Beds: **4 (3 1)**
 Baths: **3.5 (3 1)**
 Style: **2 Storey,Side by Side**
Parking
 Ttl Park: **2**
 Garage Sz:

Utilities and Features

Roof: **Asphalt Shingle**
 Heating: **Forced Air**
 Sewer:
 Ext Feat: **Playground,Private Yard**
 Construction: **Stucco,Vinyl Siding,Wood Frame**
 Flooring: **Carpet,Vinyl Plank**
 Water Source:
 Fnd/Bsmt: **Poured Concrete**
 Kitchen Appl: **Built-In Oven,Dishwasher,Electric Stove,Refrigerator,Washer/Dryer**
 Int Feat: **Kitchen Island,No Animal Home,Quartz Counters,Vinyl Windows**
 Utilities:

Room Information

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

Furnace/Utility Room

Basement

8`11" x 5`8"

Legal/Tax/Financial

Title:

Fee Simple

Legal Desc:

7911335

Zoning:

R-CG

Remarks

Pub Rmks:

Attention Investors or first time home buyers! Fully renovated, over 1850 sqft of living space with illegal basement suite and backing onto a playground, this 4 bedroom, 3.5 bathroom property in Falconridge is perfect for you. This property has gone through a complete renovation in and out with new plumbing, new vinyl siding, new soffit fascia and gutters, new windows and doors, new high efficiency furnace, 50 gallon water tank, stainless steel appliances, deck in the back yard and landscaping. The roof is only 2-3 years old. Main floor offers an open spacious living room, brand new kitchen, dining room, 2 pc bathroom and laundry. There are 3 good sized bedrooms upstairs. Primary bedroom with 3 pc ensuite, two more bedrooms and 4 pc bathroom completes the upper floor. Illegal basement suite with separate entrance offers a family/kitchen room, full bathroom, separate laundry and a bedroom. Backyard is a treat as it is backing onto a play ground and has a brand new deck. Located in the desirable Falconridge community, this property is close to schools, shopping, and amenities. Don't miss out on this opportunity to add to your investment. Falconridge is a mature northeast Calgary community known for its affordable housing and convenient location. It's a community with plenty of green space, parks, and schools. Falconridge also has a good selection of shops and amenities close by with easy access to major roadways, getting around the city is a breeze.

Inclusions:

Property Listed By:

**in Basement- Refrigerator, Electric stove, hood fan, washer/dryer.
TREC The Real Estate Company**

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









