



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**207 FALLSWATER Road, Calgary t3j 1b2**

MLS®#: **A2180572**      Area: **Falconridge**      Listing Date: **11/22/24**      List Price: **\$585,000**  
 Status: **Active**      County: **Calgary**      Change: **None**      Association: **Fort McMurray**



General Information

Prop Type: **Residential**  
 Sub Type: **Detached**  
 City/Town: **Calgary**      Finished Floor Area  
 Year Built: **1979**      Abv Sqft: **1,021**  
 Lot Information      Low Sqft:  
 Lot Sz Ar: **4,972 sqft**      Ttl Sqft: **1,021**  
 Lot Shape:

DOM

**38**  
Layout  
 Beds: **4 (3 1 )**  
 Baths: **2.0 (2 0)**  
 Style: **Bungalow**

Parking

Ttl Park: **2**  
 Garage Sz: **2**

Access:

Lot Feat: **Back Lane,Pie Shaped Lot**  
 Park Feat: **Double Garage Detached**

Utilities and Features

Roof: **Asphalt Shingle**      Construction: **Metal Siding ,Wood Frame**  
 Heating: **Forced Air**      Flooring: **Ceramic Tile,Laminate,Vinyl Plank**  
 Sewer:      Water Source:  
 Ext Feat: **None**      Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Dishwasher,Dryer,Electric Stove,Garage Control(s),Refrigerator,Washer,Window Coverings**  
 Int Feat: **Built-in Features,Separate Entrance,Vinyl Windows**  
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
<b>Entrance</b>	<b>Main</b>	<b>3`11" x 4`7"</b>	<b>Living Room</b>	<b>Main</b>	<b>12`5" x 14`9"</b>
<b>Kitchen</b>	<b>Main</b>	<b>10`8" x 12`0"</b>	<b>Dining Room</b>	<b>Main</b>	<b>7`5" x 8`6"</b>
<b>Bedroom - Primary</b>	<b>Main</b>	<b>12`7" x 14`0"</b>	<b>Bedroom</b>	<b>Main</b>	<b>8`5" x 10`9"</b>
<b>Bedroom</b>	<b>Main</b>	<b>9`7" x 10`10"</b>	<b>4pc Bathroom</b>	<b>Main</b>	<b>8`8" x 5`0"</b>
<b>Game Room</b>	<b>Basement</b>	<b>14`7" x 19`7"</b>	<b>Kitchen</b>	<b>Basement</b>	<b>15`1" x 12`5"</b>
<b>Bedroom</b>	<b>Basement</b>	<b>10`10" x 10`0"</b>	<b>3pc Bathroom</b>	<b>Basement</b>	<b>5`11" x 5`3"</b>
<b>Laundry</b>	<b>Basement</b>	<b>8`6" x 11`8"</b>	<b>Storage</b>	<b>Basement</b>	<b>6`4" x 5`3"</b>

Storage                                  Basement                                  4` 8" x 6` 6"                                  Furnace/Utility Room                                  Basement                                  6` 7" x 6` 2"  
Legal/Tax/Financial

Title:                                  Zoning:  
**Fee Simple**                                  **R-CG**  
Legal Desc:                                  **7811623**

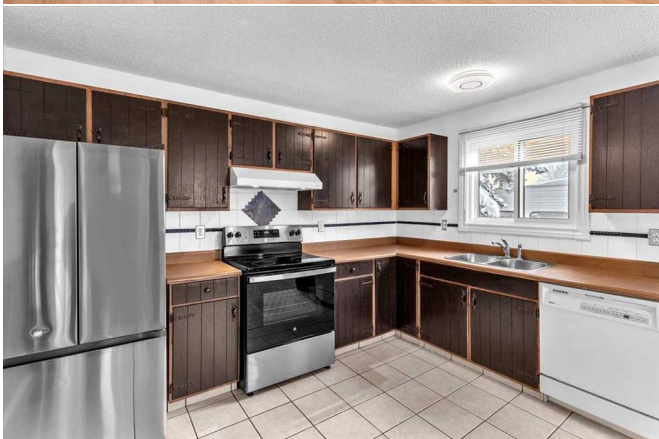
Remarks

Pub Rmks:                                  **Move right into this great condition bungalow with double garage and illegal BASEMENT SUITE W/SEPARATE ENTRANCE - currently rented and making mortgage payments for main floor owner much lower than any rental! There is a long list of HIGH QUALITY UPGRADES including all triple pane windows except 2 double panes in basement '22; recently painted main floor ceilings, walls, baseboards, doors & closets; light fixtures '23; main floor stove '23; washer & dryer '19; newer shingles, metal siding, fascia, soffits & eavestroughs. The private well laid out illegal suite features a functional open floor plan with a gorgeous wood burning fireplace feature wall with lots of cabinetry, a spacious bedroom with a properly sized egress window and a full bathroom. The HUGE PIE SHAPED YARD is fully fenced at back and has beautiful mature landscaping. Situated in the desirable Falconridge neighbourhood in a perfect CHILD SAFE LOCATION just a stone's throw to public and Catholic elementary, junior high and high schools, McKnight Westwinds c-train station and North East Sportsplex. This is a perfect opportunity for a homeowner looking to reduce mortgage costs with rental income or an investor seeking a turnkey property. Move in and if desired, assume the great reliable tenant.**

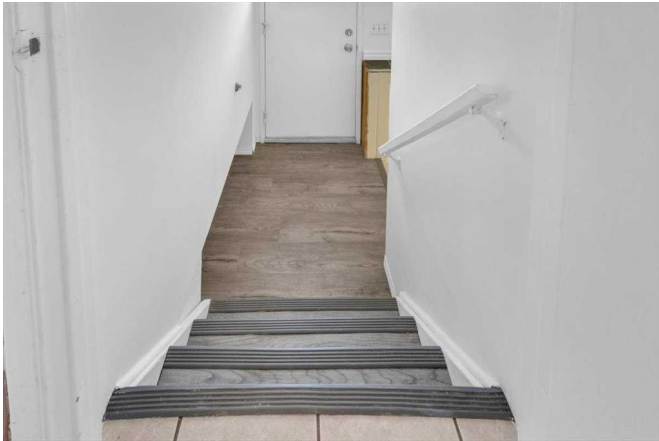
Inclusions:                                  **Basement Fridge and Basement Stove**  
Property Listed By:                                  **RE/MAX Landan Real Estate**

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











**207 Fallswater Rd NE, Calgary, AB**

Main Floor - Exterior Area 1021.31 sq ft



0 3 6 ft

PREPARED: 2024/11/21



White regions are excluded from total floor area in GUIDE floor plans. All room dimensions and floor areas must be considered approximate and are subject to independent verification.

**207 Fallswater Rd NE, Calgary, AB**

Basement (Below Grade) - Exterior Area 539.03 sq ft



0 3 6 ft

PREPARED: 2024/11/21



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