



THE
A-TEAM

**RE/MAX
FIRST**

20 FALBURY Crescent #161, Calgary T3J 1L7

MLS® #: **A2180744** Area: **Falconridge** Listing Date: **11/30/24** List Price: **\$349,900**
 Status: **Active** County: **Calgary** Change: **-\$10k, 12-Dec** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
 Sub Type: **Row/Townhouse**
 City/Town: **Calgary**
 Year Built: **1980**
Lot Information
 Lot Sz Ar:
 Lot Shape:

Finished Floor Area
 Abv Sqft: **1,192**
 Low Sqft:
 Ttl Sqft: **1,192**

DOM

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

Parking

Ttl Park: **1**
 Garage Sz:

Access:

Lot Feat: **Back Lane,Back Yard,Lawn**
 Park Feat: **Assigned,Off Street,Plug-In,Stall**

Utilities and Features

Roof: **Asphalt Shingle**
 Heating: **Forced Air**
 Sewer:
 Ext Feat: **Private Yard**

Construction: **Vinyl Siding,Wood Frame**
 Flooring: **Ceramic Tile,Vinyl Plank**
 Water Source:
 Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Dishwasher,Electric Stove,Gas Water Heater,Refrigerator,Washer/Dryer,Window Coverings**
 Int Feat: **No Animal Home,Storage**
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
2pc Bathroom	Main	7' 3" x 2' 10"	Dining Room	Main	6' 9" x 5' 6"
Foyer	Main	9' 8" x 6' 10"	Kitchen	Main	12' 5" x 13' 5"
Living Room	Main	17' 2" x 10' 9"	4pc Bathroom	Second	9' 8" x 4' 11"
Bedroom	Second	10' 1" x 8' 11"	Bedroom	Second	12' 4" x 7' 10"
Bedroom - Primary	Second	15' 3" x 13' 1"	Den	Basement	16' 1" x 10' 1"
Game Room	Basement	19' 1" x 16' 9"			

Legal/Tax/Financial

Condo Fee: \$395	Title: Fee Simple Fee Freq: Monthly	Zoning: M-C1
Legal Desc:	8011020	

Remarks

Pub Rmks: **Welcome home to this comfortable 3-bedroom, 1.5-bathroom, 2-story townhouse, nicely updated and move-in ready! Featuring a bright and spacious layout, this gem offers a partially finished basement and a fully fenced private backyard—ideal for kids, pets, and entertaining. Recent upgrades include a brand-new fridge, hot water tank, light fixtures, low-flow toilets, modern vanity in the 4-piece cheater ensuite, sleek vinyl flooring, fresh paint, and updated windows, ensuring style and comfort. Nestled in a clean, quiet, pet-friendly complex with a playground, it's just minutes from shopping, schools, and has easy access to Stoney Trail for effortless commuting. This home is the perfect balance of convenience and charm—don't miss it!**

Inclusions: **N/A**

Property Listed By: **RE/MAX Complete Realty**

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









