



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

21
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
2pc Bathroom	Main	7`3" x 2`10"
Foyer	Main	9`8" x 6`10"
Living Room	Main	17`2" x 10`9"
Bedroom	Second	10`1" x 8`11"
Bedroom - Primary	Second	15`3" x 13`1"
Game Room	Basement	19`1" x 16`9"

Room	Level	Dimensions
Dining Room	Main	6`9" x 5`6"
Kitchen	Main	12`5" x 13`5"
4pc Bathroom	Second	9`8" x 4`11"
Bedroom	Second	12`4" x 7`10"
Den	Basement	16`1" x 10`1"

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

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







