



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**51 FALSHIRE Place, Calgary T3J 2C6**

MLS®#: **A2181187** Area: **Falconridge** Listing Date: **11/27/24** List Price: **\$539,000**  
Status: **Active** County: **Calgary** Change: **None** Association: **Fort McMurray**



General Information

Prop Type: **Residential**  
Sub Type: **Detached**  
City/Town: **Calgary**  
Year Built: **1982**  
Lot Information  
Lot Sz Ar: **5,920 sqft**  
Lot Shape:

Finished Floor Area  
Abv Sqft: **1,083**  
Low Sqft:  
Ttl Sqft: **1,083**

DOM

**24**  
Layout  
Beds: **4 (3 1 )**  
Baths: **2.0 (2 0)**  
Style: **Bungalow**

Parking

Ttl Park: **2**  
Garage Sz:

Access:

Lot Feat: **Back Lane,Back Yard,Triangular Lot,Cul-De-Sac,Street Lighting,Pie Shaped Lot,Private,Secluded,Treed**  
Park Feat: **Off Street,Parking Pad**

Utilities and Features

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

Construction: **Wood Frame**  
Flooring: **Carpet,Laminate,Tile**  
Water Source:  
Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Dishwasher,Electric Stove,Refrigerator,Washer/Dryer**  
Int Feat: **Built-in Features,Closet Organizers,Kitchen Island,No Animal Home,Open Floorplan,See Remarks**  
Utilities:

Room Information

Room	Level	Dimensions
<b>4pc Bathroom</b>	<b>Main</b>	<b>0`0" x 0`0"</b>
<b>Bedroom</b>	<b>Main</b>	<b>12`4" x 8`11"</b>
<b>Living Room</b>	<b>Main</b>	<b>16`3" x 12`0"</b>
<b>Bedroom</b>	<b>Basement</b>	<b>12`0" x 12`0"</b>

Room	Level	Dimensions
<b>Bedroom</b>	<b>Main</b>	<b>10`8" x 11`3"</b>
<b>Kitchen</b>	<b>Main</b>	<b>14`8" x 15`9"</b>
<b>Bedroom - Primary</b>	<b>Main</b>	<b>16`3" x 12`0"</b>
<b>4pc Bathroom</b>	<b>Basement</b>	

Legal/Tax/Financial

Title: Zoning:

**Fee Simple**

Legal Desc:

**8111732**

**R-CG**

Remarks

Pub Rmks: **Welcome to this beautifully renovated bungalow in the heart of Falconridge! Perfectly situated on a large lot, this home has undergone a complete main-floor renovation with modern finishes and thoughtful design. The main floor boasts a spacious and open-concept layout, featuring three generously sized bedrooms, a stylishly updated kitchen with stone countertops, and a cozy living room perfect for family gatherings. Fresh paint, updated flooring, and some new windows allow natural light to flood the space. Downstairs, you'll find an illegal suite with its own separate entrance, ideal for extended family or potential rental income. This suite includes a fully equipped kitchen, a comfortable living area, a large bedroom, and ample storage space. Outside, the oversized pie-shaped lot offers endless possibilities. Build a large detached garage with a carriage suite to maximize rental potential or create your dream workshop. A new roof adds peace of mind, making this home move-in ready. Located close to schools, parks, shopping, and public transit, this property offers convenience, versatility, and excellent income potential. Don't miss out on this fantastic investment opportunity in Falconridge!**

Inclusions:

Property Listed By:

**N/A**

**Charles**

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







