



THE
A-TEAM

**RE/MAX
FIRST**

208 FALCONRIDGE Crescent, Calgary T3E 3R5

MLS®#: **A2182471**

Area: **Falconridge**

Listing Date: **12/06/24**

List Price: **\$599,900**

Status: **Pending**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Detached**
City/Town: **Calgary**
Year Built: **1979**

Lot Information

Lot Sz Ar: **4,510 sqft**
Lot Shape:

Access:

Lot Feat: **Back Lane,Back Yard**
Park Feat: **Double Garage Detached**

Finished Floor Area

Abv Sqft: **1,008**

Low Sqft:

Ttl Sqft: **1,008**

DOM

15

Layout

Beds: **5 (3 2)**

Baths: **2.0 (2 0)**

Style: **Bungalow**

Parking

Ttl Park: **4**

Garage Sz: **2**

Utilities and Features

Roof: **Asphalt Shingle**

Heating: **Standard**

Sewer:

Ext Feat: **Private Yard**

Construction:

Brick,Concrete,Vinyl Siding,Wood Frame

Flooring:

Carpet,Vinyl Plank

Water Source:

Fnd/Bsmt:

Poured Concrete

Kitchen Appl: **Dishwasher,Electric Stove,Range,Refrigerator,Washer/Dryer**

Int Feat: **No Animal Home,No Smoking Home,Vaulted Ceiling(s)**

Utilities:

Room Information

Room	Level	Dimensions
3pc Bathroom	Main	4`11" x 7`10"
Bedroom	Main	10`1" x 8`10"
Kitchen	Main	12`3" x 11`2"
Bedroom - Primary	Main	13`2" x 11`11"
Bedroom	Basement	9`6" x 13`6"
Dining Room	Basement	10`9" x 8`3"
Game Room	Basement	9`3" x 13`7"

Room	Level	Dimensions
Bedroom	Main	10`0" x 9`4"
Dining Room	Main	8`10" x 5`11"
Living Room	Main	20`10" x 18`11"
4pc Bathroom	Basement	4`11" x 11`5"
Bedroom	Basement	11`6" x 9`0"
Kitchen	Basement	11`5" x 11`2"
Furnace/Utility Room	Basement	9`5" x 14`10"

Title: **Fee Simple**
Legal Desc: **7811157**
Zoning: **R-CG**

Remarks

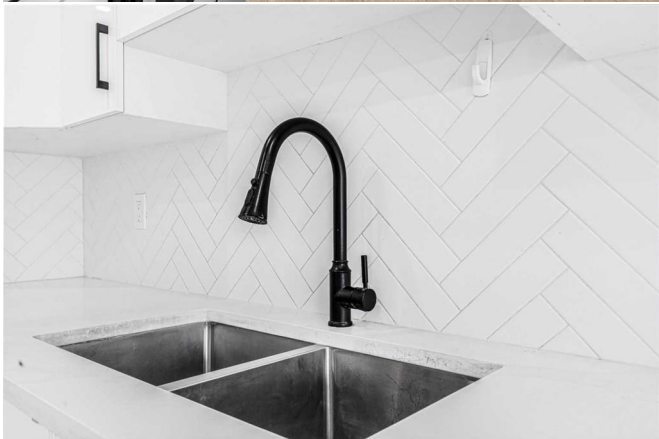
Pub Rmks: **FULLY RENOVATED - ILLEGAL BASEMENT SUITE - NO FRONT NEIGHBOURS - OPEN FLOOR PLAN- VAULTED CEILINGS - NEW KITCHENS WITH QUARTZ COUNTERS - RIGHT BESIDE A SCHOOL - OVERSIZED ATTACHED GARAGE - SEPARATE ENTRANCES - OVER 1900 SQ FT WITH 5 BEDROOMS & 2 FULL BATHS! This beautifully renovated home offers an ideal setup for first-time buyers or savvy investors. With an illegal basement suit, it's an excellent mortgage helper. First-time buyers can benefit from rental incomes, while investors can enjoy up to additional streams and cashflow potential. Each suite comes with its own full kitchen, separate entrance, and dedicated laundry. Don't miss out on this incredible opportunity!**

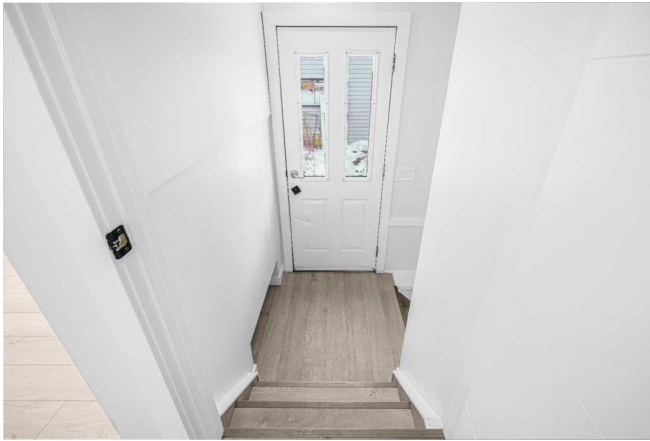
Inclusions: **N/A**
Property Listed By: **URBAN-REALTY.ca**

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

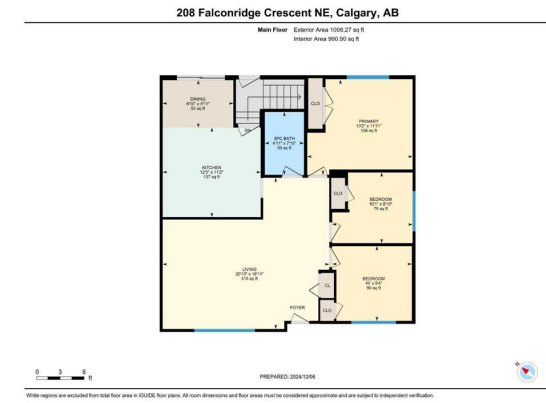












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Basement (Below Grade) Exterior Area 803.18 sq ft
 Interior Area 858.53 sq ft

