



55 FALCHURCH Road, Calgary T3J1G6

MLS®#: **A2183133** Area: **Falconridge** Listing Date: **12/11/24** List Price: **\$459,900**
 Status: **Active** County: **Calgary** Change: **None** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
 Sub Type: **Semi Detached (Half Duplex)**
 City/Town: **Calgary**
 Year Built: **1980**
Lot Information
 Lot Sz Ar: **2,970 sqft**
 Lot Shape: **27x110**
 Access:
 Lot Feat: **Rectangular Lot**
 Park Feat: **None**

DOM

10
Layout
 Beds: **4 (2 2)**
 Baths: **2.0 (2 0)**
 Style: **Bungalow,Side by Side**
Parking
 Ttl Park: **0**
 Garage Sz:

Utilities and Features

Roof: **Asphalt Shingle** Construction: **Wood Frame**
 Heating: **Forced Air** Flooring: **Linoleum,Vinyl Plank**
 Sewer: **Other** Water Source:
 Ext Feat: **Other** Fnd/Bsmt: **Poured Concrete**
 Kitchen Appl: **Dishwasher,Electric Stove,Refrigerator,Washer/Dryer**
 Int Feat: **No Animal Home,No Smoking Home**
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Bedroom - Primary	Main	12`10" x 10`4"	Bedroom	Main	10`3" x 9`3"
Living Room	Main	14`7" x 12`11"	Kitchen With Eating Area	Main	18`7" x 9`11"
4pc Bathroom	Main	7`4" x 6`11"	Bedroom	Basement	18`1" x 9`8"
Bedroom	Basement	13`2" x 10`3"	Kitchen With Eating Area	Basement	19`11" x 10`3"
4pc Bathroom	Basement	9`0" x 8`9"			

Legal/Tax/Financial

Title:
Fee Simple
Legal Desc:

7911335

Zoning:
R-CG

Remarks

Pub Rmks: **Beautiful fully renovated Bungalow half duplex in a desired and matured community Falconbridge, this property has a developed basement with two bedroom ILLEGAL SUITE. Easy Access to McKnight Blvd and Stoney Trail. Walking distance to Falconridge and Castleridge Plazas! All the amenities you need within a 5 minutes distance! This bungalow offers 4 bedrooms and 2 FULL baths! Main floor features a bright living/dining combination, kitchen with access to your backyard, and two bedrooms, and a full bath. Basement suite has two bedrooms with a FULL bath. This house has two separate laundry.it is very hard to find like this house in Falconbridge - Fully renovated- central air condition, newer roof and siding, newer furnace and water tank, newer fixtures, sprinkler, interconnected smoke & CO detectors.**

Inclusions:
Property Listed By: **0
CIR Realty**

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







