



THE
A-TEAM

**RE/MAX
FIRST**

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)

Finished Floor Area

City/Town:

Calgary

Abv Sqft:

924

Year Built:

1980

Low Sqft:

Ttl Sqft:

924

Lot Information

Lot Sz Ar:

2,970 sqft

Lot Shape:

27x110

DOM

42

Layout

Beds:

4 (2 2)

Baths:

2.0 (2 0)

Style:

Bungalow,Side by Side

Parking

Ttl Park:

0

Garage Sz:

Access:

Lot Feat:

Park Feat:

Rectangular Lot

None

Utilities and Features

Roof: **Asphalt Shingle**

Heating: **Forced Air**

Sewer:

Ext Feat: **Other**

Construction:

Wood Frame

Flooring:

Linoleum,Vinyl Plank

Water Source:

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







