



THE
A-TEAM

**RE/MAX
FIRST**

203 FALSHIRE Way, Calgary T3J 2B8

MLS®#: **A2184063**

Area: **Falconridge**

Listing Date: **12/19/24**

List Price: **\$499,900**

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: **2,938 sqft**
Lot Shape:

Finished Floor Area

Abv Sqft: **1,260**
Low Sqft:
Ttl Sqft: **1,260**

DOM

2

Layout

Beds: **3 (3)**
Baths: **1.5 (1 1)**
Style: **2 Storey**

Parking

Ttl Park: **2**
Garage Sz:

Access:

Lot Feat: **Back Lane,Back Yard,Rectangular Lot**
Park Feat: **Off Street**

Utilities and Features

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

Construction: **Vinyl Siding,Wood Frame**
Flooring: **Carpet,Ceramic Tile,Vinyl Plank**
Water Source:
Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Dishwasher,Electric Stove,Refrigerator,Washer/Dryer,Window Coverings**
Int Feat: **No Animal Home,No Smoking Home**
Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Living/Dining Room Combination	Main	70`6" x 41`3"	Kitchen	Main	41`0" x 36`4"
2pc Bathroom	Main	16`5" x 14`3"	Bedroom - Primary	Upper	45`8" x 39`4"

Bedroom
4pc Bathroom

Upper
Upper

30`4" x 30`1"
31`2" x 16`2"

Bedroom

Upper

36`4" x 31`2"

Legal/Tax/Financial

Title:
Fee Simple
Legal Desc:

8111732

Zoning:
R-CG

Remarks

Pub Rmks:

Welcome to a Fully renovated inside and outside the 2-story house with 3 bedrooms, One Full bathroom and one-half bathroom. The house has been upgraded with a new water and electrical system, each room has smoke detectors for safety also a new roof, new siding, doors, floor, NEW BLINDS, new paint, new Carpet, new appliances, a new furnace and a hot water tank. The main floor has a huge living room with a combined Dining area, and 2 Pcs bathroom, and The kitchen has a new stainless steel Appliance, upgraded with new glossy cabinets, The main floor has a new vinyl plank floor. The upper floor has a primary room, 2 more good size bedrooms and one 4 pcs bathroom with new carpet, The side entrance door to access the basement, The basement is unfinished and has a new Washer, Dryer, Hot water Tank and New Furnance, be the first one to see this property, Call your favourite realtor today.

Inclusions:
Property Listed By:

None
RE/MAX Real Estate (Central)

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









