



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**63 FALTON Close, Calgary t3j 1x2**

MLS®#: **A2184203**      Area: **Falconridge**      Listing Date: **01/19/25**      List Price: **\$530,000**  
 Status: **Active**      County: **Calgary**      Change: **None**      Association: **Fort McMurray**



General Information

Prop Type: **Residential**  
 Sub Type: **Detached**  
 City/Town: **Calgary**      Finished Floor Area  
 Year Built: **1981**      Abv Sqft: **924**  
 Lot Information      Low Sqft:  
 Lot Sz Ar: **4,068 sqft**      Ttl Sqft: **924**  
 Lot Shape:

DOM

**13**  
Layout  
 Beds: **3 (2 1 )**  
 Baths: **2.0 (2 0)**  
 Style: **3 Level Split**

Parking

Ttl Park: **2**  
 Garage Sz: **2**

Access:  
 Lot Feat: **Back Yard**  
 Park Feat: **Double Garage Detached**

Utilities and Features

Roof: **Asphalt Shingle**      Construction: **Vinyl Siding**  
 Heating: **Forced Air**      Flooring: **Wood**  
 Sewer:      Water Source:  
 Ext Feat: **None**      Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Dishwasher,Electric Range,Refrigerator,Washer/Dryer**  
 Int Feat: **No Animal Home,No Smoking Home,See Remarks**  
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Dining Room	Main	33`4" x 33`1"	Kitchen	Main	26`10" x 33`1"
Living Room	Main	60`2" x 46`6"	4pc Bathroom	Upper	27`8" x 16`2"
Bedroom	Upper	39`8" x 29`0"	Bedroom - Primary	Upper	39`4" x 42`5"
4pc Bathroom	Basement	15`4" x 23`3"	Bedroom	Basement	31`9" x 30`1"
Laundry	Basement	20`9" x 22`5"	Game Room	Basement	37`2" x 31`2"
Furnace/Utility Room	Basement	21`4" x 10`8"			

Legal/Tax/Financial

Title:  
**Fee Simple**  
Legal Desc:

**8011556**

Zoning:  
**R-CG**

Remarks

Pub Rmks: **Welcome to this beautiful home located in Falconridge. This home offers upgrades and a decent size backyard for the perfect summer days. The house is currently vacant. The house is located right beside schools, parks, grocery stores and the airport. Main floor also consists of a dining, living, and kitchen. Furthermore, the upper floor comes with a primary bedroom, 4pc Bath and another great size bedroom. The basement features a 4pc bath, bedroom, laundry/utility and a Rec room. This house is a perfect fit for any investors or homebuyers looking for a property with great features and amenities nearby. This opportunity won't last, book your showings today.**

Inclusions: **none**  
Property Listed By: **eXp Realty**

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







