



THE
A-TEAM

**RE/MAX
FIRST**

47 FALCHURCH Road, Calgary T3j 1G6

MLS®#: **A2184523** Area: **Falconridge** Listing Date: **01/08/25** List Price: **\$449,900**
 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: **2,755 sqft**
 Lot Shape:
 Access:
 Lot Feat: **Back Lane,Back Yard,Paved,Rectangular Lot**
 Park Feat: **Off Street**

DOM

24
Layout
 Beds: **3 (3)**
 Baths: **1.5 (1 1)**
 Style: **2 Storey,Side by Side**
Parking
 Ttl Park: **2**
 Garage Sz:

Utilities and Features

Roof: **Asphalt Shingle**
 Heating: **Forced Air,Natural Gas**
 Sewer:
 Ext Feat: **None**

Construction: **Mixed,Vinyl Siding,Wood Frame**
 Flooring: **Laminate**
 Water Source:
 Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Dishwasher,Electric Stove,Refrigerator,Washer/Dryer**
 Int Feat: **Laminate Counters,No Animal Home**
 Utilities:

Room Information

| Room | Level | Dimensions | Room | Level | Dimensions |
|--------------|--------|-----------------|--------------------------|--------|-----------------|
| Entrance | Main | 7' 0" x 5' 0" | Family Room | Main | 11' 0" x 0' 1" |
| 2pc Bathroom | Main | 5' 0" x 7' 0" | Kitchen With Eating Area | Main | 13' 0" x 11' 0" |
| Bedroom | Second | 13' 4" x 11' 0" | Bedroom | Second | 10' 3" x 10' 0" |
| Bedroom | Second | 10' 0" x 10' 0" | 3pc Ensuite bath | Second | 8' 0" x 7' 0" |

Legal/Tax/Financial

Title: **Fee Simple**
 Legal Desc: **7911335**

Zoning: **R2**

Remarks

Pub Rmks: **EXCELLENT OPPORTUNITY FOR FIRST-TIME HOME BUYERS! Presenting a 2 Storey home in the highly sought-after community of Falconridge. This stunning property is ideally situated near schools, parks, playgrounds, shopping centers, and public transportation, offering convenience and accessibility. The main level boasts a bright and spacious living room, kitchen with an adjoining dining area, and an inviting atmosphere perfect for family gatherings and 2Pc bath. The upper level includes 3 generously sized bedrooms and a full bathroom. Unfinished finished Basement a dedicated laundry. Fully Fenced Backyard, Good size Deck and Paved Back alley. Seize this exceptional opportunity—schedule your private viewing today by contacting your preferred realtor.**

Inclusions: **Fridge, Stove, Dishwasher, Washer, Dryer**
 Property Listed By: **Five Star Realty**

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











