

## 357 FALSHIRE Drive, Calgary T3J1T8

MLS®#:	A2186307	Area:	Falconridge	Listing	01/08/25	List Price: <b>\$560,000</b>
Status:	Active	County:	Calgary	Date: Change:	None	Association: Fort McMurray



				DOM		
eneral Information				DOM		
тор Туре:	Residential			14		
ub Type:	Detached			<u>Layout</u>		
ity/Town:	Calgary	Finished Floor Ar	<u>ea</u>	Beds:	4(31)	
ear Built:	1981	Abv Sqft:	1,157	Baths:	2.5 (2 1)	
<u>ot Information</u>		Low Sqft:		Style:	2 Storey	
ot Sz Ar:	2,863 sqft	Ttl Sqft:	1,157			
ot Shape:				Parking		
					2	
				Ttl Park:	2	
				Garage Sz:		
ccess:						
ot Feat:	Other, Private					
ark Feat:	Off Street					

Utilities and Features

Roof:Asphalt ShingleHeating:Central,Natural GasSewer:Ext Feat:Lighting,Private Yard,Storage				Construction: Vinyl Siding,Wood Fram Flooring: Laminate Water Source: Fnd/Bsmt: Poured Concrete	Vinyl Siding,Wood Frame Flooring: Laminate Water Source: Fnd/Bsmt:				
Kitchen Appl: Int Feat: Utilities:		Electric Cooktop,Range Hood,Refrigerator,Washer/Dryer Closet Organizers,Laminate Counters,No Animal Home,No Smoking Home Room Information							
Room Living Room Dining Room Bedroom - Prir Bedroom 4pc Bathroom Kitchen Furnace/Utility		Level Main Main Second Second Basement Basement Basement	Dimensions 11`5" x 13`5" 7`9" x 13`5" 12`7" x 14`1" 9`0" x 8`9" 4`11" x 6`4" 3`1" x 12`0" 10`4" x 5`8"	Room Kitchen 2pc Bathroom Bedroom 4pc Bathroom Bedroom Game Room	<u>Level</u> Main Main Second Second Basement Basement	Dimensions 10`11" x 11`5" 4`6" x 5`7" 14`4" x 8`0" 4`11" x 8`0" 10`3" x 9`9" 10`5" x 15`9"			

Legal/Tax/Financial					
Title: Fee Simple	Zoning: R-CG				
Legal Desc:	8011556				
5	Remarks				
Pub Rmks:	THIS FRESHLY PAINTED RENOVATED 2 STOREY HOME IS IMMACULATE. FEATURES NEW FLOOR , BATHROOM BRAND NEW ILLEGAL BASEMENT SUITE . DECK OFF KITCHEN TO SOUTH BACKYARD. ON THE MAIL FLOOR A GREAT SIZE LIVING AREA WITH GREAT SIZE OF WINDOWS. A GREAT SIZE KITCHEN AND LAUNTRY ALONG WI HALF BATHROOM. UPSTAIRS YOU WILL HAVE 3 BEDROOM AND 1 FULL BATHROOM. BRAND NEW BASEMENT WITH 1 BEDROOM KITCHEN AND FULL BATHROOM . THI IS PERFECT FOR FIRST TIME HOME BUYER OR INVESTOR.				
Inclusions:	none				
Property Listed By:	Royal LePage METRO				

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



















