



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**123 FALWOOD Way, Calgary T3J1A8**

MLS®#: **A2187927**

Area: **Falconridge**

Listing Date: **01/16/25**

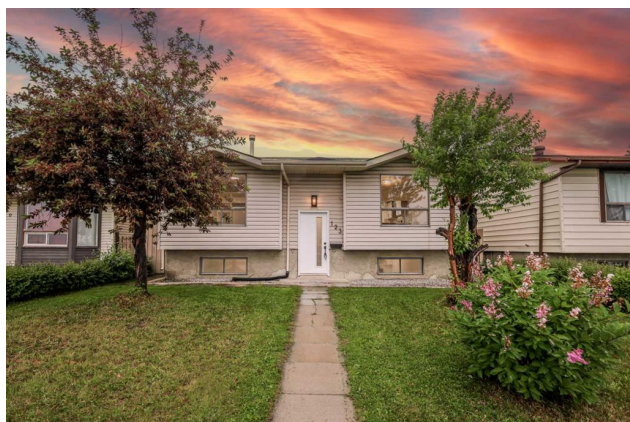
List Price: **\$564,900**

Status: **Active**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**  
Sub Type: **Detached**  
City/Town: **Calgary**  
Year Built: **1979**

Lot Information

Lot Sz Ar: **4,251 sqft**  
Lot Shape:

Access:

Lot Feat: **Back Lane,Back Yard,City Lot**  
Park Feat: **Double Garage Detached**

DOM

**6**

Layout

Beds: **3 (2 1 )**  
Baths: **2.0 (2 0)**  
Style: **Bi-Level**

Parking

Ttl Park: **4**  
Garage Sz: **2**

Utilities and Features

Roof: **Asphalt Shingle**  
Heating: **Standard**  
Sewer:  
Ext Feat: **Private Yard**

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

Kitchen Appl: **Dishwasher,Electric Stove,Microwave,Refrigerator,Stove(s),Washer/Dryer,Washer/Dryer Stacked**  
Int Feat: **Kitchen Island,No Animal Home,No Smoking Home,Quartz Counters**  
Utilities:

Room Information

Room	Level	Dimensions
<b>4pc Bathroom</b>	<b>Main</b>	<b>8`5" x 5`0"</b>
<b>Kitchen</b>	<b>Main</b>	<b>8`10" x 15`6"</b>
<b>Bedroom - Primary</b>	<b>Main</b>	<b>11`7" x 11`8"</b>
<b>Bedroom</b>	<b>Basement</b>	<b>11`1" x 10`11"</b>
<b>Game Room</b>	<b>Basement</b>	<b>14`1" x 11`2"</b>

Room	Level	Dimensions
<b>Bedroom</b>	<b>Main</b>	<b>8`5" x 9`5"</b>
<b>Living Room</b>	<b>Main</b>	<b>15`4" x 11`10"</b>
<b>4pc Bathroom</b>	<b>Basement</b>	<b>7`2" x 8`0"</b>
<b>Kitchen</b>	<b>Basement</b>	<b>7`3" x 6`4"</b>
<b>Furnace/Utility Room</b>	<b>Basement</b>	<b>11`6" x 14`1"</b>

Legal/Tax/Financial

Title:  
**Fee Simple**  
Legal Desc:

**7811623**

Zoning:  
**R-C1**

Remarks

Pub Rmks: **Step into this FULLY RENOVATED home that's not just a house, but a true haven. This property boasts a fresh, modern charm and offers a unique combination of comfort and investment potential. With a fully renovated 1 BEDROOM ILLEGAL SUITE, you have a versatile option for rental income, making this home ideal for investors or those seeking a mortgage helper. The property features an OVERSIZED DOUBLE GARAGE, perfect for additional rental income or personal use. Plus, with NO FRONT NEIGHBOURS and serene green space views, you'll enjoy a peaceful setting. Inside, the home is designed for year-round comfort and efficiency with an updated AC unit, newer furnace, and water tank. Convenience is key, as the location is close to all shopping amenities, schools, and bus stops. For investors, this property offers three separate income sources: the upper level, the basement illegal suite, and the garage. Alternatively, you could live in the upper level while renting out the garage and basement to help cover your mortgage. Don't miss out—schedule your showing today and discover the perfect blend of modern living and investment opportunity!**

Inclusions:  
Property Listed By: **N/A**  
**URBAN-REALTY.ca**

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



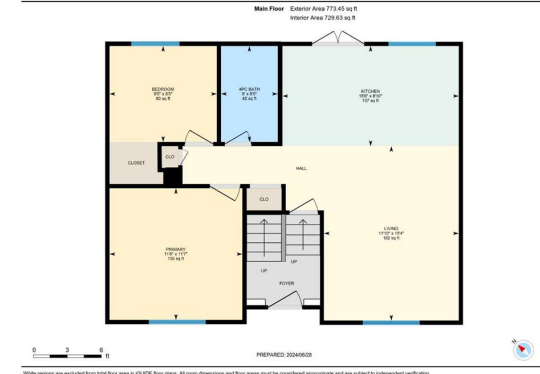








**123 Falwood Way NE, Calgary, AB**



**123 Falwood Way NE, Calgary, AB**

Basement (Below Grade) Exterior Area 605.89 sq ft  
Interior Area 531.01 sq ft



0 3 6 ft

PREPARED: 2024/06/28

White regions are excluded from total floor area in QUADRE floor plans. All room dimensions and floor areas must be considered approximate and are subject to independent verification.