

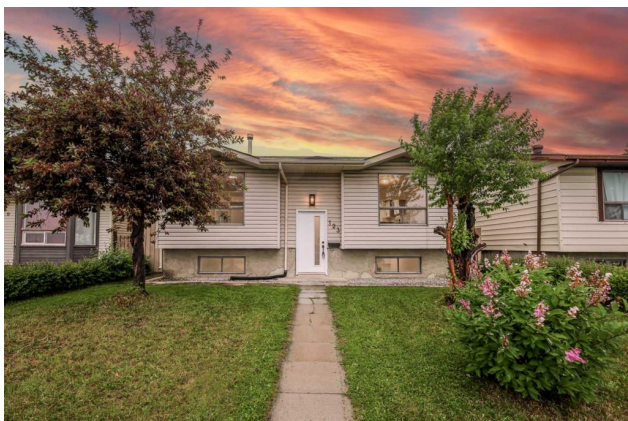


THE
A-TEAM

**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** Finished Floor Area
 Year Built: **1979** Abv Sqft: **773**
Lot Information Low Sqft:
 Lot Sz Ar: **4,251 sqft** Ttl Sqft: **773**
 Lot Shape:

DOM

37
Layout
 Beds: **3 (2 1)**
 Baths: **2.0 (2 0)**
 Style: **Bi-Level**

Parking

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

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

Utilities and Features

Roof: **Asphalt Shingle** Construction: **Concrete,Vinyl Siding,Wood Frame**
 Heating: **Standard** Flooring: **Ceramic Tile,Vinyl Plank**
 Sewer: Water Source:
 Ext Feat: **Private Yard** 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	Room	Level	Dimensions
4pc Bathroom	Main	8`5" x 5`0"	Bedroom	Main	8`5" x 9`5"
Kitchen	Main	8`10" x 15`6"	Living Room	Main	15`4" x 11`10"
Bedroom - Primary	Main	11`7" x 11`8"	4pc Bathroom	Basement	7`2" x 8`0"
Bedroom	Basement	11`1" x 10`11"	Kitchen	Basement	7`3" x 6`4"
Game Room	Basement	14`1" x 11`2"	Furnace/Utility Room	Basement	11`6" x 14`1"

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



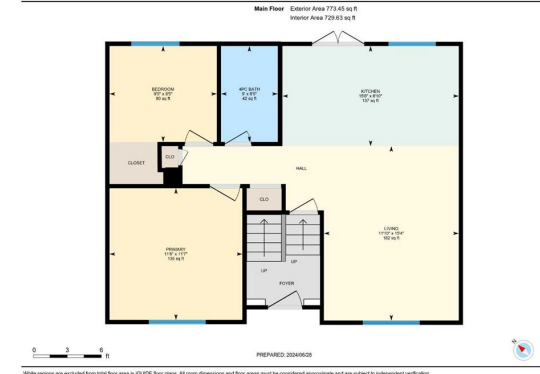








123 Falwood Way NE, Calgary, AB



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.