

8 FALSHIRE Close, Calgary T3J 3A3

MLS®#:	A2188401	Area:	Falconridge	Listing Date:	01/17/25	List Price:	\$749,900			
Status:	Active	County:	Calgary	Change:	None	Associatio	on: Fort McMurray			
				General Inf	formation				DOM	
				Prop Type:		Residential			5	
		in the second second	and the second	Sub Type:		Detached			<u>Layout</u>	
CONTRACTOR OF A		AND AND A DECK OF A DECK OF A	AND THE MERCHANNER	City/Town:		Calgary	Finished Floor Area	a	Beds:	7 (3 4)
A REAL PROPERTY	State State of The	And the second second	AND A STREET	Year Built:		1986	Abv Sqft:	1,225	Baths:	4.0 (4 0)
MARY R			The second second	Lot Informa	ation		Low Sqft:		Style:	Bungalow
and the second		- 1	A CARA	Lot Sz Ar:		4,531 sqft	Ttl Sqft:	1,225		
and the second second	The second secon			Lot Shape:		-	-		Parking	
n n	1 Contraction								<u>Parking</u> Ttl Park:	2
a was		A Y W							Garage Sz:	2
			1 Parts and	1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1					Galage 52.	2
A CONTRACTOR				Δετρος						
and a start of the	23	5 100		Access:		Corner Lot Lawn Ga	rden No Neighbou	rs Behind Landscar	ad Onen Lot Pie Shaner	1 Lot
and a				Lot Feat:					ed,Open Lot,Pie Shaped	d Lot
		53		e Ye		Corner Lot,Lawn,Ga Covered,Double Gar				d Lot
	A A	5		Lot Feat:			age Detached,Driv			i Lot
loof:	Asphalt Sh	ingle		Lot Feat:		Covered,Double Gar	age Detached,Driv			i Lot
Roof: Heating:	Asphalt Sh Central	ingle		Lot Feat:		Covered,Double Gar Utilities and Feature Construct	age Detached,Driv	veway,On Street,Ot		d Lot
leating:	-	ingle		Lot Feat:		Covered,Double Gar Utilities and Feature Construct	age Detached,Driv	veway,On Street,Ot		i Lot
Heating: Sewer:	Central	ningle	Private Yard	Lot Feat:		Covered,Double Gar Utilities and Feature Construct Concrete Flooring:	age Detached,Driv	veway,On Street,Ot		i Lot
Heating: Sewer:	Central	-	Private Yard	Lot Feat:		Covered,Double Gar Utilities and Feature Construct Concrete Flooring:	age Detached,Driv es tion: e,Stucco,Wood Fra nyl Plank	veway,On Street,Ot		d Lot
Roof: Heating: Sewer: Ext Feat:	Central	-	Private Yard	Lot Feat:		Covered,Double Gar Utilities and Feature Construct Concrete Flooring: Vinyl,Vin	age Detached,Driv es tion: e,Stucco,Wood Fra nyl Plank urce:	veway,On Street,Ot		d Lot
Heating: Sewer:	Central	-	Private Yard	Lot Feat:		Covered,Double Gar Utilities and Feature Construct Concrete Flooring: Vinyl,Vin Water So Fnd/Bsmt	age Detached,Driv es tion: e,Stucco,Wood Fra nyl Plank urce:	veway,On Street,Ot		d Lot
Heating: Sewer: Ext Feat:	Central Garden, Pri	ivate Entrance,		Lot Feat: Park Feat:	d Fan,Rang	Covered,Double Gar Utilities and Feature Construct Concrete Flooring: Vinyl,Vin Water So Fnd/Bsmt	age Detached,Driv ss tion: e,Stucco,Wood Fra nyl Plank urce: :: Concrete	veway,On Street,Ot		d Lot
Heating: Sewer: Ext Feat: Kitchen App	Central Garden, Pri	ivate Entrance,	ner,Electric Stove,Mi	Lot Feat: Park Feat:	d Fan,Rang	Covered, Double Gar Utilities and Feature Construct Flooring: Vinyl, Vin Water So Fnd/Bsmt Poured	age Detached,Driv ss tion: e,Stucco,Wood Fra nyl Plank urce: :: Concrete	veway,On Street,Ot		d Lot
Heating: Gewer: Ext Feat: Kitchen App nt Feat:	Central Garden, Pri	ivate Entrance, Dishwasł	ner,Electric Stove,Mi	Lot Feat: Park Feat:	d Fan,Rang	Covered, Double Gar Utilities and Feature Construct Flooring: Vinyl, Vin Water So Fnd/Bsmt Poured	age Detached,Driv ss tion: e,Stucco,Wood Fra nyl Plank urce: :: Concrete	veway,On Street,Ot		d Lot
Heating: Gewer: Ext Feat: Kitchen App nt Feat:	Central Garden, Pri	ivate Entrance, Dishwasł	ner,Electric Stove,Mi	Lot Feat: Park Feat:	d Fan,Rang	Covered, Double Gar Utilities and Feature Construct Flooring: Vinyl, Vin Water So Fnd/Bsmt Poured	age Detached,Driv es tion: e,Stucco,Wood Fra nyl Plank urce: :: Concrete Nasher/Dryer,Was	veway,On Street,Ot		l Lot
Heating: Sewer:	Central Garden, Pri	ivate Entrance, Dishwasł	ner,Electric Stove,Mi	Lot Feat: Park Feat:		Covered,Double Gar Utilities and Feature Construct Concrete Flooring: Vinyl,Vin Water So Fnd/Bsmt Poured o e Hood,Refrigerator,N	age Detached,Driv es tion: e,Stucco,Wood Fra nyl Plank urce: :: Concrete Nasher/Dryer,Was	veway,On Street,Ot	her,Oversized	d Lot

<u>Room</u>	Level	<u>Dimensions</u>	<u>Room</u>	Level	<u>Dimensions</u>
3pc Ensuite bath	Main	7`6" x 6`4"	4pc Bathroom	Main	7`6" x 4`11"
Bedroom	Main	12`0" x 13`0"	Bedroom	Main	8`7" x 9`8"
Dining Room	Main	15`11" x 11`2"	Kitchen	Main	12`5" x 10`10"
Living Room	Main	17`3" x 13`8"	Bedroom - Primary	Main	10`11" x 14`6"
3pc Bathroom	Lower	4`11" x 8`0"	3pc Bathroom	Lower	4`0" x 7`6"
Bedroom	Lower	10`8" x 9`10"	Bedroom	Lower	10`10" x 9`0"
Bedroom	Lower	9`8" x 8`11"	Bedroom	Lower	9`8" x 8`0"
Family Room	Lower	16`8" x 10`9"	Kitchen	Lower	6`7" x 6`7"
Kitchen	Lower	15`10" x 12`5"			

	Legal/Tax/Financial
Title: Fee Simple	Zoning: RC-G
Legal Desc:	8310081 Remarks
Pub Rmks: Inclusions: Property Listed By:	***2 ILLEGAL BASEMENT SUITES OF 2 BEDROOM EACH***Nestled in the heart of Falconridge, this meticulously renovated CORNER-LOT bungalow offers over 2400 sqft of living space and features a convenient double detached garage. Inside, you'll find three spacious bedrooms, with the master bedroom boasting its own ensuite, and a well-appointed common bathroom. The recently updated kitchen and separate dining area on the main floor make it an ideal space for family gatherings and entertaining, complete with modern amenities and ample counter space. What truly distinguishes this property is the fully finished basement, housing two separate illegal suites, each with two bedrooms, brand-new kitchens, and bathrooms. This configuration allows for versatile living arrangements for extended family members or the potential to generate significant rental income. The location is perfect for families, as it is in close proximity to schools and playgrounds. Additionally, the recently refreshed exterior, featuring vinyl windows, not only enhances the home's curb appeal but also contributes to improved energy efficiency. Don't miss this rare opportunity to own a fully renovated bungalow with income potential in Falconridge's competitive real estate market, offering spacious and comfortable living with the added benefit of supplemental income potential. N/A eXp Realty

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













