



THE
A-TEAM

**RE/MAX
FIRST**

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** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
 Sub Type: **Detached**
 City/Town: **Calgary**
 Year Built: **1986**
Lot Information
 Lot Sz Ar: **4,531 sqft**
 Lot Shape:

Finished Floor Area
 Abv Sqft: **1,225**
 Low Sqft:
 Ttl Sqft: **1,225**

DOM

5
Layout
 Beds: **7 (3 4)**
 Baths: **4.0 (4 0)**
 Style: **Bungalow**

Parking

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

Access:

Lot Feat: **Corner Lot,Lawn,Garden,No Neighbours Behind,Landscaped,Open Lot,Pie Shaped Lot**
 Park Feat: **Covered,Double Garage Detached,Driveway,On Street,Other,Oversized**

Utilities and Features

Roof: **Asphalt Shingle**
 Heating: **Central**
 Sewer:
 Ext Feat: **Garden,Private Entrance,Private Yard**

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

Kitchen Appl: **Dishwasher,Electric Stove,Microwave Hood Fan,Range Hood,Refrigerator,Washer/Dryer,Washer/Dryer Stacked**
 Int Feat: **See Remarks**

Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
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"			

Title:
Fee Simple
Legal Desc:

Zoning:
RC-G

8310081

Remarks

Pub Rmks: *****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.**

Inclusions:
Property Listed By: **N/A**
eXp Realty

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













