



THE
A-TEAM

**RE/MAX
FIRST**

59 FALTON Way, Calgary T3J1J5

MLS®#: **A2197514**

Area: **Falconridge**

Listing Date: **02/26/25**

List Price: **\$574,000**

Status: **Active**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Detached**
City/Town: **Calgary**
Year Built: **1980**

Lot Information

Lot Sz Ar: **4,600 sqft**
Lot Shape:

Access:

Lot Feat: **Back Lane,Back Yard,City Lot,Few Trees**
Park Feat: **Off Street**

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Layout

Beds: **4 (3 1)**
Baths: **3.5 (3 1)**
Style: **2 Storey**

Parking

Ttl Park: **2**
Garage Sz:

Utilities and Features

Roof: **Asphalt Shingle**

Heating: **Forced Air**

Sewer:

Ext Feat: **Private Entrance,Private Yard,Storage**

Construction:

Metal Frame,Vinyl Siding

Flooring:

Vinyl

Water Source:

Fnd/Bsmt:

Poured Concrete

Kitchen Appl:

Electric Stove,Range Hood,Refrigerator,Stove(s),Washer/Dryer

Int Feat:

Built-in Features,Closet Organizers,No Animal Home,No Smoking Home,Open Floorplan,Separate Entrance,Stone Counters,Storage

Utilities:

Room Information

| Room | Level | Dimensions | Room | Level | Dimensions |
|--------------------------|-----------------|-----------------------|-----------------------------|-----------------|----------------------|
| 2pc Bathroom | Main | 6`4" x 3`1" | Dining Room | Main | 8`0" x 10`10" |
| Kitchen | Main | 10`6" x 8`10" | Living Room | Main | 19`1" x 10`6" |
| 3pc Ensuite bath | Second | 7`1" x 4`4" | 4pc Bathroom | Second | 7`0" x 4`11" |
| Bedroom | Second | 10`8" x 7`7" | Bedroom | Second | 9`7" x 10`11" |
| Bedroom - Primary | Second | 19`1" x 10`10" | 4pc Bathroom | Basement | 7`11" x 5`0" |
| Bedroom | Basement | 9`9" x 9`9" | Kitchen | Basement | 9`6" x 8`6" |
| Game Room | Basement | 9`10" x 19`0" | Furnace/Utility Room | Basement | 11`7" x 4`11" |









