



\$ 309,000.00

## 32 FALTON MEWS NE CALGARY

<https://paulbrinton.com>

Huge potential for this 3-level split-level home offering four bedrooms and an oversized double detached garage. Tremendous value for a first-time buyer or investor this great property is located in a quiet cul-de-sac on a huge pie-shaped lot backing onto a green space with a playground. Open main floor with...

- 4 beds
- 1 bath
- Detached
- Residential
- Active

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## BASIC FACTS

**Style:** 3 Level Split

**MLS ® #:** A1144619

**Type:** Detached

**Bedrooms:** 4

**Status:** Active

**Area:** 0.00 sq ft

**County Or Parish:** Calgary

**CONDO TYPE:** Not a Condo

**Post Updated:** 2021-11-11 18:41:25

**Bathrooms:** 1

**Bedrooms Above Grade:** 2

**Date added:** 09/10/21

**Lot size:** 4661 sq ft

**Year built:** 1981

**Parking:** Double Garage Detached,  
Oversized

## PROPERTY FEATURES

**Garage YN:** Yes

**Flooring:** Carpet,Laminate,Linoleum

**Exterior Features:** Private Yard

**District:** CAL Zone NE

**Interior Features:** See Remarks

**Roof Type:** Asphalt Shingle

**Total Parking:** 4

**Community Features:** Schools  
Nearby,Playground,Shopping Nearby

**Fencing:** Fenced

**Cooling:** None

**Lot Features:** Back Lane,Backs on to  
Park/Green Space,Low Maintenance  
Landscape,Pie Shaped Lot

**Heating Type:** Forced Air,Natural Gas

## PROPERTY INFORMATION

**Basement:** Crawl Space, Finished, Partial

**Laundry features:** Lower Level

**Levels:** 3 Level Split

**Zoning:** R-C1



**Transaction Type:** For Sale

**List Price Square Foot:** \$ 354.05

**Title Land:** Fee Simple

**Photo Count:** 24

**Rooms Above Grade:** 5

**Unit Exposure:** W

**Construction Materials:** Vinyl Siding,Wood Frame

**Suite:** No

**Foundation:** Poured Concrete

**Frontage Metres:** 9.94M 32`7"

**Appliances:** Electric Oven,Range Hood,Refrigerator,Window Coverings

**Living Area SF:** 901.00

**Subdivision Name:** Falconridge

**Structure Type:** House

**Lot Size Acres:** 0.11

**Restrictions:** None Known

