



\$ 349,888.00

52 FALTON RISE CALGARY

<https://paulbrinton.com>

Great home for investment or first time home buyer. 3 bedrooms upstairs and 2 bedrooms downstairs. Main floor living space is very spacious to accommodate your style of living. Basement suite (illegal) with SEPARATE ENTRANCE has second family room, two bedrooms, full bathroom and second kitchen. Walking distance to schools,...

- 3 beds
- 1 bath
- Detached
- Residential
- Active

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BASIC FACTS

Style: Bungalow

MLS ® #: A1160222

Type: Detached

Bedrooms: 3

Status: Active

Area: 0.00 sq ft

County Or Parish: Calgary

CONDO TYPE: Not a Condo

Post Updated: 2021-11-25 11:18:15

Bathrooms: 1

Bedrooms Above Grade: 3

Date added: 11/20/21

Lot size: 4467 sq ft

Year built: 1981

Parking: Off Street, RV Access/Parking

PROPERTY FEATURES

Total Parking: 4

Community Features: Park,Schools
Nearby,Playground,Sidewalks,Street
Lights,Shopping Nearby

Fencing: Partial

Cooling: Central Air

Interior Features: Separate Entrance

Roof Type: Asphalt Shingle

Flooring: Carpet,Laminate

Exterior Features: None

District: CAL Zone NE

Inclusions: N/A

Lot Features: Back Lane,Back Yard

Heating Type: Forced Air,Natural Gas

PROPERTY INFORMATION

Basement: Finished, Full, Separate/Exterior
Entry, Suite

Levels: One

Laundry features: In Basement

Zoning: R-C1

Transaction Type: For Sale

List Price Square Foot: \$ 346.19



Title Land: Fee Simple

Rooms Above Grade: 4

Suite: Suite - Illegal

Frontage Metres: 10.06M 33`0"

Living Area SF: 1011.00

Structure Type: House

Restrictions: None Known

Photo Count: 6

Construction Materials: Vinyl Siding, Wood Siding

Foundation: Poured Concrete

Appliances: Dishwasher, Dryer, Electric Stove, Refrigerator, Washer

Subdivision Name: Falconridge

Lot Size Acres: 0.10

