

\$465,000 - 84 Fallswater Road Ne, Calgary

MLS® #A2250566

\$465,000

4 Bedroom, 2.00 Bathroom, 810 sqft

Single Family on 0.10 Acres

Falconridge, Calgary, Alberta

Welcome to 84 Fallswater Road NE! This charming bi-level home offers 4 bedrooms and 2 full bathrooms, ideally situated on a quiet crescent in the heart of Falconridge. Perfect for first-time buyers, growing families, or investors, this property combines comfort, functionality, and convenience. Inside, you'll find a bright and inviting layout with new kitchen flooring and plenty of natural light throughout. The generous primary bedroom with ensuite is located in the basement, offering a cool retreat during hot summer days. Over the years, the home has seen thoughtful updates, including roof, soffits, fascia, gutters, bathrooms, kitchen cabinetry, flooring, lighting, and more (completed around 2014). These past improvements, combined with ongoing care, make the home move-in ready with opportunity to add your personal touch. The spacious backyard is a gardener's dream, complete with a large deck—perfect for summer barbecues and outdoor entertaining. The double detached garage with 220V power offers ample room for parking, storage, or a workshop. With an east-facing front that welcomes morning sun and a west backyard bathed in afternoon light, this property strikes the perfect balance. Plus, it's close to schools, transit, shopping, and restaurants, making daily living easy and convenient. Whether you're looking for a place to call home or a solid investment property, 84 Fallswater Road NE is an excellent choice. (id:6289)



Built in 1979

Essential Information

Listing #	A2250566
Price	\$465,000
Bedrooms	4
Bathrooms	2.00
Square Footage	810
Acres	0.10
Year Built	1979
Type	Single Family
Sub-Type	Freehold
Style	Bi-level

Community Information

Address	84 Fallswater Road Ne
Subdivision	Falconridge
City	Calgary
Province	Alberta
Postal Code	T3J1B1

Amenities

Amenities	Park, Playground, Schools, Shopping
Features	Back lane, No Animal Home, No Smoking Home
Parking Spaces	2
Parking	Detached Garage
# of Garages	2

Interior

Appliances	Refrigerator, Dishwasher, Stove, Microwave, Window Coverings, Washer & Dryer
Heating	Forced air
Cooling	None
Has Basement	Yes

Exterior

Exterior	Metal
Exterior Features	Garden Area, Lawn
Construction	Wood frame

Foundation

Poured Concrete

Listing Details

Listing Office

Real Estate Professionals Inc.



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