

# \$525,000 - 147 Falchurch Crescent Ne, Calgary

MLS® #A2257632

**\$525,000**

3 Bedroom, 2.00 Bathroom, 854 sqft

Single Family on 0.11 Acres

Falconridge, Calgary, Alberta

Welcome to 147 Falchurch Crescent NE – the perfect blend of comfort, value, and potential for first-time buyers or those looking to downsize! This charming bi-level home offers 3 bedrooms and 2 full bathrooms, with thoughtful updates throughout. Step inside to find a bright, inviting main floor featuring two cozy bedrooms and a full bath. Downstairs, the finished basement expands your living space with a spacious third bedroom, an additional full bathroom, and a versatile entertainment area complete with a wet bar – ideal for movie nights, hosting friends, or relaxing evenings at home. The sunny, south-facing backyard is a standout feature, filling the home with natural light and offering direct access from the primary bedroom or the dining room to an oversized 18'™ x 12'™ back deck – perfect for your morning coffee or summer BBQs. For the hobbyist or car lover, the huge 24'™ x 22'™ garage provides room for two vehicles plus a dedicated workshop area, while an extra parking pad easily fits another vehicle or small trailer. Schools, parks, shopping, and transit are all nearby, adding to the convenience of this welcoming community. Don't miss your chance to own this move-in ready home – book your private showing today and see the possibilities for yourself! (id:6289)

Built in 1980

## Essential Information



Listing #	A2257632
Price	\$525,000
Bedrooms	3
Bathrooms	2.00
Square Footage	854
Acres	0.11
Year Built	1980
Type	Single Family
Sub-Type	Freehold
Style	Bi-level

### Community Information

Address	147 Falchurch Crescent Ne
Subdivision	Falconridge
City	Calgary
Province	Alberta
Postal Code	T3J1J9

### Amenities

Amenities	Playground, Schools, Shopping
Features	Back lane, Wet bar
Parking Spaces	3
Parking	Detached Garage, Other, RV
# of Garages	2

### Interior

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

### Exterior

Exterior	Vinyl siding
Construction	Wood frame
Foundation	Poured Concrete

### Listing Details

Listing Office	RE/MAX Complete Realty
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