

# \$679,000 - 4 Fallingworth Bay Ne, Calgary

MLS® #A2258343

## \$679,000

4 Bedroom, 4.00 Bathroom, 1,573 sqft

Single Family on 0.14 Acres

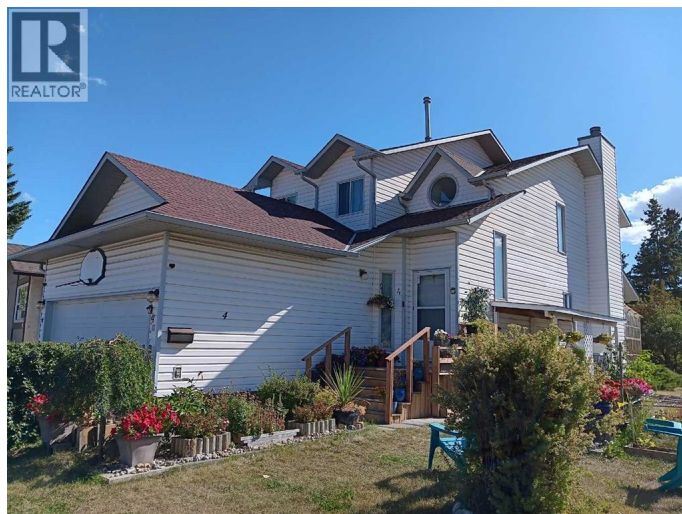
Falconridge, Calgary, Alberta

Welcome to this beautiful two-storey home in the mature community of Falconridge! Situated on a huge corner lot, this property features a legal basement suite with a private walk-up entry, making it perfect for extended family or rental income. The home is surrounded by excellent landscaping with multiple flower gardens and includes a charming sunroom to enjoy year-round. Upstairs, you'll find 3 spacious bedrooms and 2 full bathrooms; the master bed has its own ensuite. The main floor offers a bright living room, cozy family room, dining area, and a functional kitchen. The legal basement suite is complete with its own kitchen, living space, and private entrance, providing convenience and privacy. Current basement tenant is paying \$1200.00/month. Located within walking distance to schools, shopping centres, and amenities, this home offers both comfort and practicality. No poly B. (id:6289)

Built in 1988

## Essential Information

Listing #	A2258343
Price	\$679,000
Bedrooms	4
Bathrooms	4.00
Half Baths	1
Square Footage	1,573
Acres	0.14



Year Built	1988
Type	Single Family
Sub-Type	Freehold

### Community Information

Address	4 Fallingworth Bay Ne
Subdivision	Falconridge
City	Calgary
Province	Alberta
Postal Code	T3J1G3

### Amenities

Amenities	Park, Playground, Schools, Shopping
Features	See remarks, No Animal Home, No Smoking Home
Parking Spaces	2
Parking	Attached Garage
# of Garages	2

### Interior

Appliances	Washer, Refrigerator, Dishwasher, Stove, Dryer
Heating	Natural gas Forced air
Cooling	None
Fireplace	Yes
# of Fireplaces	1
# of Stories	2
Basement	Separate entrance, Walk-up, Suite

### Exterior

Exterior	Vinyl siding
Construction	Wood frame
Foundation	See Remarks

### Listing Details

Listing Office	CIR Realty
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