

# \$525,000 - 71 Fallswater Crescent Ne, Calgary

MLS® #A2220106

**\$525,000**

4 Bedroom, 2.00 Bathroom, 1,008 sqft

Residential on 0.11 Acres

Falconridge, Calgary, Alberta

Don't miss this fantastic opportunity to own an updated bungalow in the vibrant heart of Falconridge! The main floor features three spacious bedrooms, a bright 4-piece bathroom, and a generous living room that flows seamlessly into a large, welcoming kitchen that's perfect for entertaining or family dinners. Pass by the separate side entrance into a fully renovated basement, complete with an oversized bedroom, a sleek, modern kitchen, brand-new flooring, new windows, a high-efficiency furnace, and hot water tank, ready for someone to enjoy! Outside, you'll love the massive backyard with plenty of room to play, garden, or relax. Plus, there's a double garage and an extra double-parking pad, perfect for all your vehicles, toys, or guests. Located just steps from schools and parks, and only minutes from all major amenities, this home sits on a quiet, family-friendly street in one of Calgary's most connected communities. Enjoy the bonus comfort of having air condition during the summer heat" book your showing today!

Built in 1979

## Essential Information

|           |           |
|-----------|-----------|
| MLS® #    | A2220106  |
| Price     | \$525,000 |
| Bedrooms  | 4         |
| Bathrooms | 2.00      |



|                |             |
|----------------|-------------|
| Full Baths     | 2           |
| Square Footage | 1,008       |
| Acres          | 0.11        |
| Year Built     | 1979        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | Bungalow    |
| Status         | Active      |

### Community Information

|             |                           |
|-------------|---------------------------|
| Address     | 71 Fallswater Crescent Ne |
| Subdivision | Falconridge               |
| City        | Calgary                   |
| County      | Calgary                   |
| Province    | Alberta                   |
| Postal Code | T3J 1B5                   |

### Amenities

|                |                        |
|----------------|------------------------|
| Parking Spaces | 4                      |
| Parking        | Double Garage Detached |
| # of Garages   | 2                      |

### Interior

|                   |                                                                                        |
|-------------------|----------------------------------------------------------------------------------------|
| Interior Features | Storage, Vinyl Windows                                                                 |
| Appliances        | Dishwasher, Dryer, Electric Stove, Microwave, Microwave Hood Fan, Refrigerator, Washer |
| Heating           | Forced Air, Natural Gas                                                                |
| Cooling           | Central Air                                                                            |
| Has Basement      | Yes                                                                                    |
| Basement          | Exterior Entry, Finished, Full, Suite                                                  |

### Exterior

|                   |                                                                     |
|-------------------|---------------------------------------------------------------------|
| Exterior Features | None                                                                |
| Lot Description   | Back Lane, Back Yard, Front Yard, Landscaped, Lawn, Rectangular Lot |
| Roof              | Asphalt Shingle                                                     |
| Construction      | Vinyl Siding, Wood Frame                                            |
| Foundation        | Poured Concrete                                                     |

### Additional Information

|                |                |
|----------------|----------------|
| Date Listed    | May 11th, 2025 |
| Days on Market | 1              |
| Zoning         | R-CG           |

**Listing Details**

|                |         |
|----------------|---------|
| Listing Office | Charles |
|----------------|---------|

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