

\$550,000 - 164 Faldale Close Ne, Calgary

MLS® #A2269936

\$550,000

5 Bedroom, 3.00 Bathroom, 1,025 sqft

Residential on 0.07 Acres

Falconridge, Calgary, Alberta

HOME SWEET HOME! GREAT INVESTMENT PROPERTY POTENTIAL! Calling all investors and first-time home buyers! This is your amazing and affordable opportunity to own a charming bungalow with an **ILLEGALLY SUITED BASEMENT** (separate side entrance leading to the fully developed basement), situated on a spacious lot in popular Falconridge! Welcome to this charming home offering 5 bedrooms, 2.5 bathrooms, 5 FLEX ROOMS and 1,903 SQFT of fully finished living space throughout. Terrific opportunity for buyers looking for a **RENTAL PROPERTY** or for a **MORTGAGE HELPER** to live upstairs and rent downstairs. The main floor features 3 bedrooms including the primary bedroom, a bright foyer, laundry room, a 4 piece bathroom, a 2 piece vanity bathroom, two flex spaces/ dens, spacious living room and a fully equipped kitchen. The **ILLEGAL BASEMENT SUITE** has a separate entrance offering amazing value with 2 bedrooms, walk-in closet, 2 flex spaces/dens, private laundry, 4 piece bathroom, living room, a full kitchen and utility room with storage space. Outside, there is a parking pad and a fully fenced backyard with a spacious wood patio and concrete patio area. The back lane goes to a bus stop and small strip plaza. **PERFECT LOCATION** close to parks, schools, shopping, Coop, public transportation, major roadways and various other major amenities. You do not want to miss out on this opportunity if you are a **FIRST TIME HOME**



BUYER or an INVESTOR! Book your private viewing today! Property is currently rented out.

Built in 1981

Essential Information

MLS® #	A2269936
Price	\$550,000
Bedrooms	5
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,025
Acres	0.07
Year Built	1981
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Active

Community Information

Address	164 Faldale Close Ne
Subdivision	Falconridge
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3J 1V9

Amenities

Parking Spaces	2
Parking	On Street, Parking Pad

Interior

Interior Features	Separate Entrance
Appliances	Electric Stove, Range Hood, Refrigerator, Washer/Dryer Stacked
Heating	Forced Air, Natural Gas
Cooling	None
Has Basement	Yes
Basement	Full

Exterior

Exterior Features	Private Entrance
Lot Description	Back Lane, Back Yard, Few Trees, Front Yard, Level, Views, City Lot
Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Frame, Wood Siding
Foundation	Poured Concrete

Additional Information

Date Listed	November 13th, 2025
Days on Market	2
Zoning	R-CG

Listing Details

Listing Office	Century 21 Bamber Realty LTD.
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