

# \$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	9
Zoning	R-CG

### **Listing Details**

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

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.