# \$559,000 - 259 Fallswater Road Ne, Calgary

MLS® #A2194548

## \$559,000

4 Bedroom, 2.00 Bathroom, 885 sqft Residential on 0.11 Acres

Falconridge, Calgary, Alberta

CORNER LOT! Welcome to this 4-bedroom, 2-bathroom home in the heart of Falconridge fantastic opportunity for homeowners and investors alike! Featuring two bedrooms upstairs with a full washroom. Inside, you'll find a bright and functional layout, a well-sized kitchen, and comfortable living spaces. The basement is fully developed with 2 additional bedrooms, full bathroom and kitchen, providing great flexibility. This home offers great space for families, guests, and more. A separate side entrance adds extra convenience and potential for future flexibility. The oversized double garage is perfect for extra storage, a workshop, or keeping vehicles protected year-round. Located close to schools, parks, shopping, and transit, this home is full of potential - schedule a showing today!

Built in 1979

#### **Essential Information**

MLS® # A2194548 Price \$559,000

Bedrooms 4

Bathrooms 2.00

Full Baths 2

Square Footage 885

Acres 0.11

Year Built 1979

Type Residential







Sub-Type Detached
Style Bungalow
Status Active

# **Community Information**

Address 259 Fallswater Road Ne

Subdivision Falconridge

City Calgary
County Calgary
Province Alberta
Postal Code T3J 1B2

#### **Amenities**

Parking Spaces 4

Parking Double Garage Detached, Garage Door Opener, Heated Garage,

Oversized

# of Garages 2

#### Interior

Interior Features Separate Entrance

Appliances Electric Stove, Garage Control(s), Range Hood, Refrigerator,

Washer/Dryer

Heating Forced Air, Natural Gas

Cooling None
Has Basement Yes

Basement Finished, Full, Suite

#### **Exterior**

Exterior Features Storage

Lot Description Back Lane, Landscaped, Level, Rectangular Lot, Treed

Roof Asphalt Shingle

Construction Wood Frame, Metal Siding

Foundation Poured Concrete

# **Additional Information**

Date Listed February 15th, 2025

Days on Market 102
Zoning R-CG

## **Listing Details**

## Listing Office PropZap Realty

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