

\$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 | 89 |
| Zoning | R-CG |

Listing Details

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® 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.