

# \$410,000 - 125 Falbury Crescent Ne, Calgary

MLS® #A2235408

**\$410,000**

4 Bedroom, 2.00 Bathroom, 832 sqft

Residential on 0.07 Acres

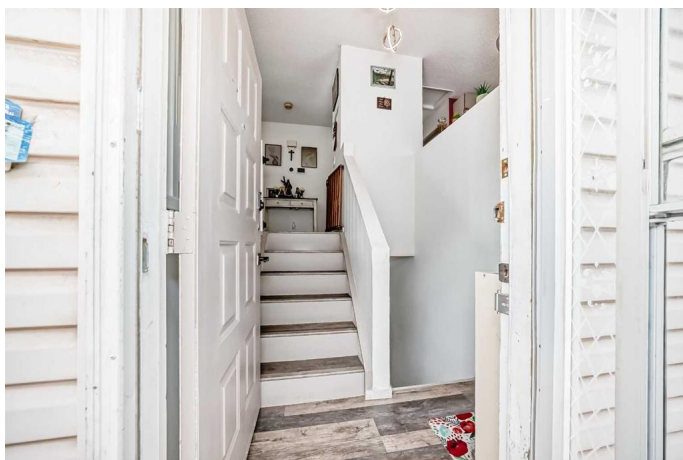
Falconridge, Calgary, Alberta

FANTASTIC LOCATION! Welcome to this beautiful Bi-Level 4 BEDROOM home in the community of Falconridge. This well-maintained Semi-Detached home is perfect for FIRSTTIME HOME BUYERS or INVESTORS looking for income property. The main level features two good size bedrooms, a full bathroom, and a gorgeous kitchen with all Stainless-Steel Appliances. A bright living room with laminated floorings, modern lighting fixtures, freshly painted and all newer Vinyl Windows. The BASEMENT is FULLY FINISHED with 2 additional bedrooms, a bathroom, laundry room, plenty of storage space and a newer TANKLESS HOT WATER system. Enjoy summer BBQs with family and friends on a Huge Deck in a sunny backyard, all fenced yard with a STORAGE SHED. This property is located with quick and easy access to McKnight and Stoney Trail, is just across from an OFF-LEASH DOG PARK, and is close to schools, shopping, parks & Don Hartman Sportsplex.

Built in 1979

## Essential Information

MLS® #	A2235408
Price	\$410,000
Bedrooms	4
Bathrooms	2.00
Full Baths	1



Half Baths	1
Square Footage	832
Acres	0.07
Year Built	1979
Type	Residential
Sub-Type	Semi Detached
Style	Side by Side, Bi-Level
Status	Active

### Community Information

Address	125 Falbury Crescent Ne
Subdivision	Falconridge
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2Y4K1

### Amenities

Parking Spaces	2
Parking	Parking Pad

### Interior

Interior Features	See Remarks
Appliances	Dishwasher, Electric Stove, Range Hood, Refrigerator, Washer/Dryer, Window Coverings
Heating	Forced Air
Cooling	None
Has Basement	Yes
Basement	Finished, Full

### Exterior

Exterior Features	Other
Lot Description	Rectangular Lot
Roof	Asphalt Shingle
Construction	Vinyl Siding
Foundation	Poured Concrete

### Additional Information

Date Listed	June 27th, 2025
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Days on Market	2
Zoning	R-CG

## **Listing Details**

Listing Office	TREC The Real Estate Company
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