

# \$459,900 - 55 Falchurch Road Ne, Calgary

MLS® #A2183133

## \$459,900

4 Bedroom, 2.00 Bathroom, 924 sqft

Residential on 0.07 Acres

Falconridge, Calgary, Alberta

Beautiful fully renovated Bungalow half duplex in a desired and matured community Falconbridge, this property has a developed basement with two bedroom ILLEGAL SUITE. Easy Access to McKnight Blvd and Stoney Trail. Walking distance to Falconridge and Castleridge Plazas! All the amenities you need within a 5 minutes distance! This bungalow offers 4 bedrooms and 2 FULL baths! Main floor features a bright living/dining combination, kitchen with access to your backyard, and two bedrooms, and a full bath. Basement suite has two bedrooms with a FULL bath. This house has two separate laundry. it is very hard to find like this house in Falconbridge - Fully renovated- central air condition, newer roof and siding, newer furnace and water tank, newer fixtures, sprinkler, interconnected smoke & CO detectors.

Built in 1980

### Essential Information

MLS® #	A2183133
Price	\$459,900
Bedrooms	4
Bathrooms	2.00
Full Baths	2
Square Footage	924
Acres	0.07
Year Built	1980



Type	Residential
Sub-Type	Semi Detached
Style	Bungalow, Side by Side
Status	Active

### Community Information

Address	55 Falchurch Road Ne
Subdivision	Falconridge
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3J1G6

### Amenities

Parking	None
---------	------

### Interior

Interior Features	No Smoking Home, No Animal Home
Appliances	Electric Stove, Refrigerator, Washer/Dryer
Heating	Forced Air
Cooling	None
Has Basement	Yes
Basement	Full, Suite

### Exterior

Exterior Features	Other
Lot Description	Rectangular Lot
Roof	Asphalt Shingle
Construction	Wood Frame
Foundation	Poured Concrete

### Additional Information

Date Listed	December 11th, 2024
Days on Market	91
Zoning	R-CG

### Listing Details

Listing Office	CIR Realty
----------------	------------

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.