

\$695,000 - 168 Faldale Close Ne, Calgary

MLS® #A2202675

\$695,000

6 Bedroom, 3.00 Bathroom, 1,101 sqft
Residential on 0.07 Acres

Falconridge, Calgary, Alberta

Fully Renovated Investment Opportunity or
First-Time Buyer's Home!

An excellent opportunity for first-time buyers or investors seeking a revenue-generating property. This fully renovated home is ideally situated in a family-friendly community, offering convenient access to the recreation center, Stoney Trail, and McKnight Boulevard. Nearby, you'll find top-rated schools, shopping centers, and public transportation for added convenience.

The main level features three spacious bedrooms and a full bathroom, with a thoughtfully updated interior. The basement, with a separate entrance, includes two illegal suites—one with two bedrooms, a full bathroom, a kitchen, and a living area, and the other with one bedroom, a full bathroom, a kitchen, and a living space.

This home has been fully renovated with new appliances, modern cabinetry, and updated vinyl flooring throughout. Additional upgrades include new vinyl windows (2019), a newer roof (2016), updated vinyl siding (2024).

Situated on a quiet street in Falconridge, this property boasts generously sized rooms, especially the living and dining areas, creating a comfortable and inviting space. Move-in ready and an excellent investment opportunity!



Built in 1981

Essential Information

| | |
|----------------|-------------|
| MLS® # | A2202675 |
| Price | \$695,000 |
| Bedrooms | 6 |
| Bathrooms | 3.00 |
| Full Baths | 3 |
| Square Footage | 1,101 |
| Acres | 0.07 |
| Year Built | 1981 |
| Type | Residential |
| Sub-Type | Detached |
| Style | Bungalow |
| Status | Active |

Community Information

| | |
|-------------|----------------------|
| Address | 168 Faldale Close Ne |
| Subdivision | Falconridge |
| City | Calgary |
| County | Calgary |
| Province | Alberta |
| Postal Code | T3J 1V9 |

Amenities

| | |
|----------------|------------|
| Parking Spaces | 4 |
| Parking | Off Street |

Interior

| | |
|-------------------|--|
| Interior Features | No Animal Home, No Smoking Home, Quartz Counters, Separate Entrance, Vinyl Windows |
| Appliances | Dishwasher, Dryer, Electric Stove, Microwave, Refrigerator, Washer |
| Heating | Forced Air |
| Cooling | None |
| Has Basement | Yes |
| Basement | Exterior Entry, Finished, Full |

Exterior

| | |
|-------------------|-------|
| Exterior Features | Other |
|-------------------|-------|

| | |
|-----------------|--|
| Lot Description | Back Lane, Back Yard, Front Yard, Rectangular Lot, See Remarks |
| Roof | Asphalt Shingle |
| Construction | Vinyl Siding |
| Foundation | Poured Concrete |

Additional Information

| | |
|----------------|------------------|
| Date Listed | March 14th, 2025 |
| Days on Market | 18 |
| Zoning | R-CG |

Listing Details

| | |
|----------------|------------|
| Listing Office | eXp Realty |
|----------------|------------|

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