# \$449,900 - 47 Falchurch Road Ne, Calgary

MLS® #A2184523

#### \$449,900

3 Bedroom, 2.00 Bathroom, 1,152 sqft Residential on 0.06 Acres

Falconridge, Calgary, Alberta

**EXCELLENT OPPORTUNITY FOR** FIRST-TIME HOME BUYERS! Presenting a 2 Storey home in the highly sought-after community of Falconridge. This stunning property is ideally situated near schools, parks, playgrounds, shopping centers, and public transportation, offering convenience and accessibility. The main level boasts a bright and spacious living room, kitchen with an adjoining dining area, and an inviting atmosphere perfect for family gatherings and 2Pc bath. The upper level includes 3 generously sized bedrooms and a full bathroom. Unfinished finished Basement a dedicated laundry. Fully Fenced Backyard, Good size Deck and Paved Back alley. Seize this exceptional opportunityâ€"schedule your private viewing today by contacting your preferred realtor.



Built in 1980

#### **Essential Information**

MLS® # A2184523 Price \$449,900

Bedrooms 3

Bathrooms 2.00

Full Baths 1
Half Baths 1

Square Footage 1,152

Acres 0.06

Year Built 1980

Type Residential

Sub-Type Semi Detached

Style 2 Storey, Side by Side

Status Active

## **Community Information**

Address 47 Falchurch Road Ne

Subdivision Falconridge

City Calgary
County Calgary
Province Alberta
Postal Code T3j 1G6

### **Amenities**

Parking Spaces 2

Parking Off Street

#### Interior

Interior Features Laminate Counters, No Anim

Appliances Dishwasher, Electric Stove, F

Heating Forced Air, Natural Gas

Cooling Central Air

Has Basement Yes

Basement Full, Unfinished

#### **Exterior**

Exterior Features None

Lot Description Back Lane, Back Yard, Recta

Roof Asphalt Shingle

Construction Vinyl Siding, Wood Frame, M

Foundation Poured Concrete

## **Additional Information**

Date Listed January 8th, 2025

Days on Market 90 Zoning R2

## **Listing Details**





