

# \$515,000 - 84 Falconridge Place Ne, Calgary

MLS® #A2238748

**\$515,000**

4 Bedroom, 3.00 Bathroom, 984 sqft

Residential on 0.11 Acres

Falconridge, Calgary, Alberta

Live up, Rent down! Great investment option to own a DETACHED HOME! Welcome to 84 Falconridge Crescent NE – a spacious and updated bi-level home offering over 1,800 sq. ft. of developed living space in the heart of Falconridge. With 4 bedrooms, 2.5 bathrooms, and a separate entrance to a fully finished illegal basement suite, this home is an ideal fit for first-time buyers, multi-generational families, or savvy investors. The main level features laminate flooring, fresh paint, modern baseboards, stylish LED pot lighting, and a cozy wood-burning fireplace that adds warmth and charm. The open-concept living room is bright and welcoming, anchored by a stone feature fireplace and large windows that fill the space with natural light. The updated kitchen showcases new cabinetry and a beautiful countertop, flowing into the dining area with direct access to the rear deck – perfect for relaxing or entertaining during warmer months. Two spacious bedrooms are found on this level, including a primary suite with a 2-piece ensuite, along with a fully renovated 4-piece main bathroom. Downstairs, the fully developed basement offers over 830 sq. ft. of additional living space, including a large family room, two more bedrooms with egress windows, a second full 4-piece bathroom, a second kitchen, and additional LED pot lighting throughout. The shared laundry area is conveniently located in the common area at the base of the stairs. Outside, the home features a rear parking pad that



accommodates 2+ vehicles and a low-maintenance yard. Located just steps from schools, parks, shopping, and public transit, this property offers both convenience and long-term potential. Whether you're looking for a comfortable family home or an income-generating investment, 84 Falconridge Crescent NE is a must-see!

Built in 1979

### **Essential Information**

MLS® #	A2238748
Price	\$515,000
Bedrooms	4
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	984
Acres	0.11
Year Built	1979
Type	Residential
Sub-Type	Detached
Style	Bi-Level
Status	Active

### **Community Information**

Address	84 Falconridge Place Ne
Subdivision	Falconridge
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3J 1A6

### **Amenities**

Parking Spaces	4
Parking	Off Street, Parking Pad

### **Interior**

Interior Features	Laminate Counters, Open Floorplan, See Remarks
Appliances	Dishwasher, Electric Stove, Range Hood, Refrigerator, Washer/Dryer
Heating	Forced Air
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Wood Burning
Has Basement	Yes
Basement	Finished, Full, Suite

## Exterior

Exterior Features	Garden, Lighting, Other, Playground, Private Yard
Lot Description	Back Lane, Back Yard, City Lot, Cul-De-Sac, Front Yard, Garden, Landscaped, Level, Private, Rectangular Lot
Roof	Asphalt Shingle
Construction	Vinyl Siding
Foundation	Poured Concrete

## Additional Information

Date Listed	July 10th, 2025
Days on Market	2
Zoning	R-CG

## Listing Details

Listing Office	eXp Realty
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