

\$529,900 - 108 Falchurch Crescent Ne, Calgary

MLS® #A2263473

\$529,900

4 Bedroom, 3.00 Bathroom, 1,049 sqft

Residential on 0.09 Acres

Falconridge, Calgary, Alberta

OPEN HOUSE ON SATURDAY (18.10.2025) FROM 12PM TO 3PM. Step into this beautifully maintained home with over 2000 sq.ft of living space. This bungalow is nestled in one of Falconridge's quietest streets. The main level features 3 spacious bedrooms, including the primary large enough for a king-sized bed, a modern 4-piece bathroom and hardwood floors throughout. The gorgeous open concept kitchen is perfect for family dinners, while the bright living room with a wood-burning fireplace creates a warm, inviting atmosphere. Step onto your large west-facing deck—ideal for BBQs and sunset evenings.

Enjoy the sunny west facing backyard with RV parking with a paved back alley access and a storage box. The large shed at the back, with a little over 100 sq. ft. of space, is perfect for all your tools and equipment. Major updates include shingles(2016), siding(2016), furnace(2016), and windows (2016) for added peace of mind and energy efficiency.

The fully finished basement adds incredible flexibility with a large bedroom and walk-in closet, a 3-piece bathroom (updated in 2023), an additional half bath, a cozy rec room, and durable vinyl flooring.

This isn't just a house it is a home with neutral colours, impeccable upkeep, and true move-in readiness—a perfect blend of comfort, style, and value in a family-friendly community!

Built in 1980



Essential Information

MLS® #	A2263473
Price	\$529,900
Bedrooms	4
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,049
Acres	0.09
Year Built	1980
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Active

Community Information

Address	108 Falchurch Crescent Ne
Subdivision	Falconridge
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3J 1K1

Amenities

Parking Spaces	2
Parking	Alley Access, RV Access/Parking, On Street

Interior

Interior Features	Ceiling Fan(s), Laminate Counters, No Animal Home, No Smoking Home, Vinyl Windows
Appliances	Dishwasher, Dryer, Electric Range, Microwave, Refrigerator, Washer
Heating	Central, Forced Air
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Wood Burning
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	Private Yard, Rain Gutters
Lot Description	Back Lane
Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	October 9th, 2025
Days on Market	8
Zoning	R-CG

Listing Details

Listing Office	TREC The Real Estate Company
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