

# \$559,000 - 259 Fallswater Road Ne, Calgary

MLS® #A2194548

**\$559,000**

4 Bedroom, 2.00 Bathroom, 885 sqft

Residential on 0.11 Acres

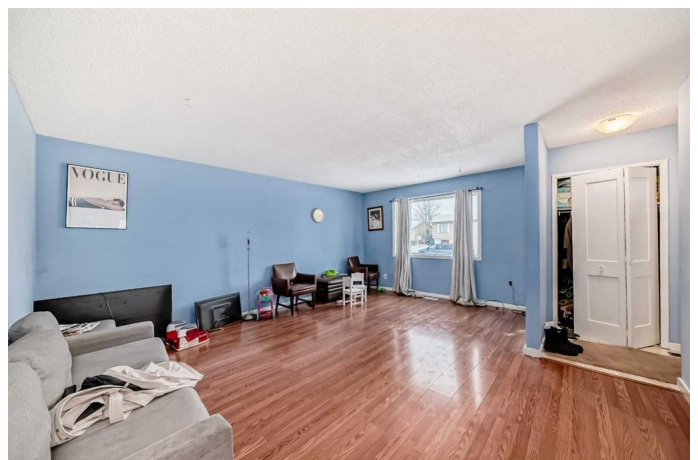
Falconridge, Calgary, Alberta

CORNER LOT! Welcome to this 4-bedroom, 2-bathroom home in the heart of Falconridge - fantastic opportunity for homeowners and investors alike! Featuring two bedrooms upstairs with a full washroom. Inside, you'll find a bright and functional layout, a well-sized kitchen, and comfortable living spaces. The basement is fully developed with 2 additional bedrooms, full bathroom and kitchen, providing great flexibility. This home offers great space for families, guests, and more. A separate side entrance adds extra convenience and potential for future flexibility. The oversized double garage is perfect for extra storage, a workshop, or keeping vehicles protected year-round. Located close to schools, parks, shopping, and transit, this home is full of potential - schedule a showing today!

Built in 1979

## Essential Information

|                |             |
|----------------|-------------|
| MLS® #         | A2194548    |
| Price          | \$559,000   |
| Bedrooms       | 4           |
| Bathrooms      | 2.00        |
| Full Baths     | 2           |
| Square Footage | 885         |
| Acres          | 0.11        |
| Year Built     | 1979        |
| Type           | Residential |



|          |          |
|----------|----------|
| Sub-Type | Detached |
| Style    | Bungalow |
| Status   | Active   |

### Community Information

|             |                        |
|-------------|------------------------|
| Address     | 259 Fallswater Road Ne |
| Subdivision | Falconridge            |
| City        | Calgary                |
| County      | Calgary                |
| Province    | Alberta                |
| Postal Code | T3J 1B2                |

### Amenities

|                |                                                                      |
|----------------|----------------------------------------------------------------------|
| Parking Spaces | 4                                                                    |
| Parking        | Garage Door Opener, Heated Garage, Double Garage Detached, Oversized |
| # of Garages   | 2                                                                    |

### Interior

|                   |                                                                           |
|-------------------|---------------------------------------------------------------------------|
| Interior Features | Separate Entrance                                                         |
| Appliances        | Garage Control(s), Range Hood, Refrigerator, Washer/Dryer, Electric Stove |
| Heating           | Forced Air, Natural Gas                                                   |
| Cooling           | None                                                                      |
| Has Basement      | Yes                                                                       |
| Basement          | Finished, Full, Suite                                                     |

### Exterior

|                   |                                                      |
|-------------------|------------------------------------------------------|
| Exterior Features | Storage                                              |
| Lot Description   | Back Lane, Landscaped, Level, Rectangular Lot, Treed |
| Roof              | Asphalt Shingle                                      |
| Construction      | Wood Frame, Metal Siding                             |
| Foundation        | Poured Concrete                                      |

### Additional Information

|                |                     |
|----------------|---------------------|
| Date Listed    | February 15th, 2025 |
| Days on Market | 77                  |
| Zoning         | R-CG                |

### Listing Details

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