

\$438,888 - 16 Faldale Close Ne, Calgary

MLS® #A2260888

\$438,888

3 Bedroom, 2.00 Bathroom, 1,024 sqft

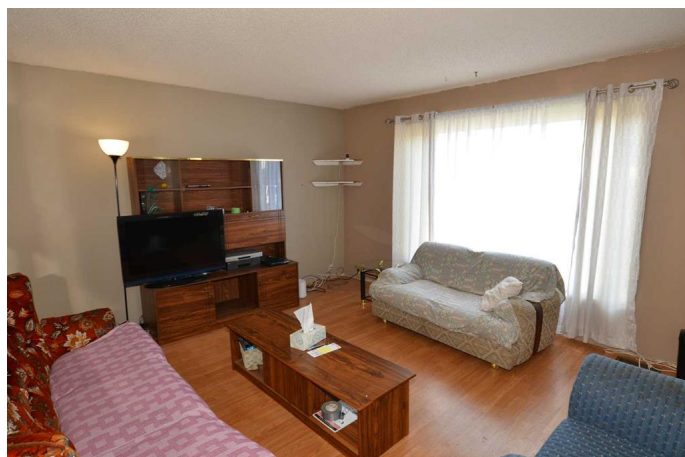
Residential on 0.10 Acres

Falconridge, Calgary, Alberta

AT THIS TIME THIS IS THE BEST PRICED SINGLE FAMILY HOME IN NE CALGARY. VERY QUIET LOCATION AND WITH GREAT CURB APPEAL IN THIS POPULAR NUWEST HOMES BUNGALOW. FANTASTIC EQUITY BUILDER. GREAT POTENTIAL FOR FULL REFURBISHING/MODERNIZING.

SEPARATE REAR ENTRANCE WITH POTENTIAL FOR DUAL ACCESS LAUNDRY ROOM, IF YOU WERE TO DEVELOP A LEGAL BASEMENT SUITE WITH CITY OF CALGARY PLANNING DEPARTMENT PERMISSION APPROVAL. GIGANTIC CORNER LOT. WITH CITY OF CALGARY PLANNING APPROVAL YOU COULD POSSIBLY BUILD YOUR INCREDIBLE DREAM 3 CAR OVERSIZED GARAGE PLUS OFF STREET PARKING BESIDE. GREAT FLOOR PLAN IDEAL FOR POTENTIALLY OPENING UP THE LIVING ROOM AND KITCHEN AREA. HUGE RECREATION ROOM AND BAR AREA DOWN PLUS OTHER SPACE TO POSSIBLY ADD TWO BEDROOMS. THE HOME FEATURES NEWER ASPHALT SHINGLES.

FALCONRIDGE IS BLESSED WITH FIVE SCHOOLS PLUS COMMUNITY CENTRE. DON HARTMAN MULTI-SPORTS SPORTSPLEX IS VIRTUALLY ACROSS THE ROAD IN PRESTIGIOUS CORAL SPRINGS. EASY ACCESS TO STONY TRAIL, MCKNIGHT BOULEVARD, CALGARY INTERNATIONAL AIRPORT ALSO THE TRANS CANADA HIGHWAY VIA 68 STREET.



MULTIPLE SHOPPING CHOICES
INCLUDING SUNRIDGE MALL ARE JUST
MINUTES AWAY ALSO PRARIE WINDS
PARK. AN INCREDIBLE ARRAY
RESTAURANTS ARE AWAITING
INVIGORATING YOUR TASTE BUDS. CALL
YOUR FAVOURITE REALTOR NOW.

Built in 1981

Essential Information

MLS® #	A2260888
Price	\$438,888
Bedrooms	3
Bathrooms	2.00
Full Baths	1
Half Baths	1
Square Footage	1,024
Acres	0.10
Year Built	1981
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Active

Community Information

Address	16 Faldale Close Ne
Subdivision	Falconridge
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3J 1V9

Amenities

Parking	None, On Street, See Remarks
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Interior

Interior Features	Laminate Counters, No Animal Home
Appliances	Other

Heating	Forced Air
Cooling	None
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	Private Yard
Lot Description	Back Lane, Back Yard, City Lot, Front Yard, Landscaped, Lawn, Rectangular Lot, Street Lighting, Paved
Roof	Asphalt
Construction	Concrete, Stucco, Vinyl Siding
Foundation	Poured Concrete

Additional Information

Date Listed	October 1st, 2025
Zoning	R-CG

Listing Details

Listing Office	RE/MAX Real Estate (Mountain View)
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