

\$429,999 - 1324 Falconridge Drive Ne, Calgary

MLS® #A2076062

\$429,999

2 Bedroom, 2.00 Bathroom, 788 sqft

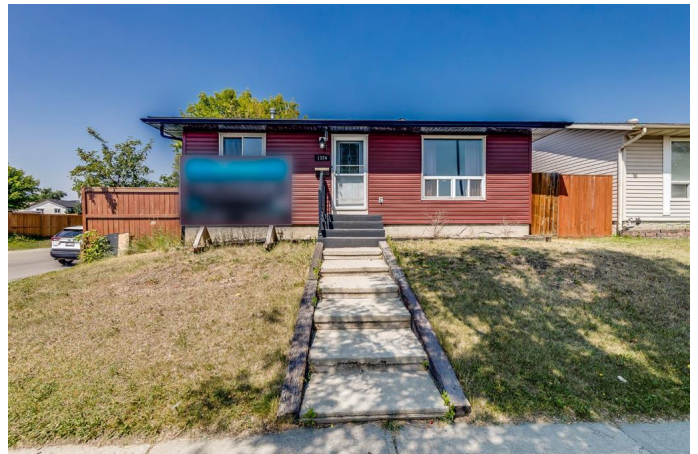
Residential on 0.11 Acres

Falconridge, Calgary, Alberta

Incredible opportunity alert! Calling all INVESTORS and FIRST TIME buyers! Feast your eyes on this magnificent detached home boasting a sprawling approx. 1400 sqft of finished space. Nestled in a prime location near schools, this gem is ready to make your homeownership dreams come true. Bask in the luminous glow of the sun-drenched living room, while the kitchen beckons with its exquisite custom-built cabinets. The main floor features not one, but two generously sized bedrooms along with a full bath.

But wait, it gets better! Step outside your kitchen to discover a fully fenced backyard complete with a spacious deck, perfect for those sun-soaked summer gatherings with loved ones. Venture downstairs to a fully finished basement thatâ€™s a recreation haven, offering ample space for fun and games. And thereâ€™s more - an additional bedroom awaits (admittedly, with a unique window situation) alongside a flexible room that brims with potential. Plus, fear not, for a 3-piece bathroom stands ready in the basement.

Thatâ€™s not all - this home has a Detached single car garage a car port and an oversized storage shed and mature apple trees. And oh, did we mention that all main-floor windows are newer? Excitement peaks as we reveal that this property stands vacant, eagerly awaiting your visit. Easy to show, hard to resistâ€”seize



the chance now! ?????. For in-person viewing,
contact your favorite realtor now!!

Built in 1980

Essential Information

MLS® #	A2076062
Price	\$429,999
Sold Price	\$421,000
Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	788
Acres	0.11
Year Built	1980
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Sold

Community Information

Address	1324 Falconridge Drive Ne
Subdivision	Falconridge
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3J1J1

Amenities

Parking Spaces	6
Parking	Alley Access, Carport, Off Street, On Street, Single Garage Detached

Interior

Interior Features	Laminate Counters, No Animal Home, No Smoking Home
Appliances	Dishwasher, Electric Range, Range Hood, Refrigerator, Washer/Dryer, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	None
Has Basement	Yes

Basement	Finished, Full
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Exterior

Exterior Features	Other
Lot Description	Back Lane, Back Yard, City Lot, Corner Lot, Fruit Trees/Shrub(s)
Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	August 25th, 2023
Date Sold	October 20th, 2023
Days on Market	56
Zoning	R-C1
HOA Fees	0.00

Listing Details

Listing Office	REAL BROKER
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