

\$449,900 - 117 Falbury Crescent Ne, Calgary

MLS® #A2085558

\$449,900

5 Bedroom, 3.00 Bathroom, 950 sqft

Residential on 0.06 Acres

Falconridge, Calgary, Alberta

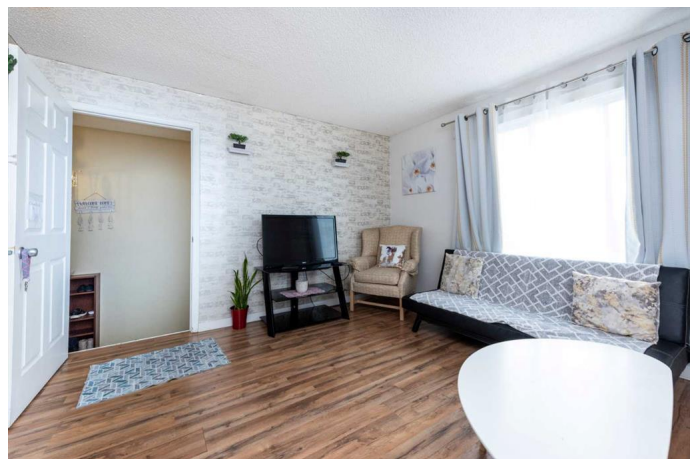
BACK ON MARKET DUE TO FINANCING
SOLD IN TWO DAYS AFTER THE LISTING,
DON NOT MISS THIS OPPORTUNITY
GREAT FAMILY HOME FOR FIRST TIME
BUYERS and INVESTORS-This fully
Renovated Semi Attached House facing dog
park, green space in Falconridge with no
condo fee. It has total of 5 bedrooms(3 up+ 2
down), 2.5 Baths and basement fully finished
suite (illegal).Sliding patio doors off Master
Bedroom opening towards the Rear deck All
New Flooring throughout including new
carpets, tiles and paint. Main floor has brand
new Kitchen cabinets up and in basement
w/Newer Countertops . Good size bedrooms &
Bath w/Tile Floor. Basement suite
(illegal)consists of 2 bedrooms including
kitchen, bathroom, living area . New ROOF
(2021), widows,door brand new (up and down)
and Fenced Back Yard. Located on a Quiet
street with Easy Access to 68 ST, Stoney trail
and walking distance to Mini mall, Daycare,
Schools, Park and Sports plex. Just Ready to
move in .Excellent Opportunity to start Home
with in low budget rent down & live upstairs
free. Fenced and Landscaped backyard. This
house has everything you have been looking
for .

Built in 1979

Essential Information

MLS® #

A2085558



Price	\$449,900
Sold Price	\$444,500
Bedrooms	5
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	950
Acres	0.06
Year Built	1979
Type	Residential
Sub-Type	Semi Detached
Style	Bungalow, Side by Side
Status	Sold

Community Information

Address	117 Falbury Crescent Ne
Subdivision	Falconridge
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3J 1H8

Amenities

Parking Spaces	2
Parking	Off Street, See Remarks

Interior

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

Exterior

Exterior Features	None
Lot Description	Rectangular Lot
Roof	Asphalt Shingle

Construction	Vinyl Siding, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	October 5th, 2023
Date Sold	November 1st, 2023
Days on Market	26
Zoning	R-C2
HOA Fees	0.00

Listing Details

Listing Office	eXp Realty
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