

\$600,000 - 135 Falsby Road Ne, Calgary

MLS® #A2121080

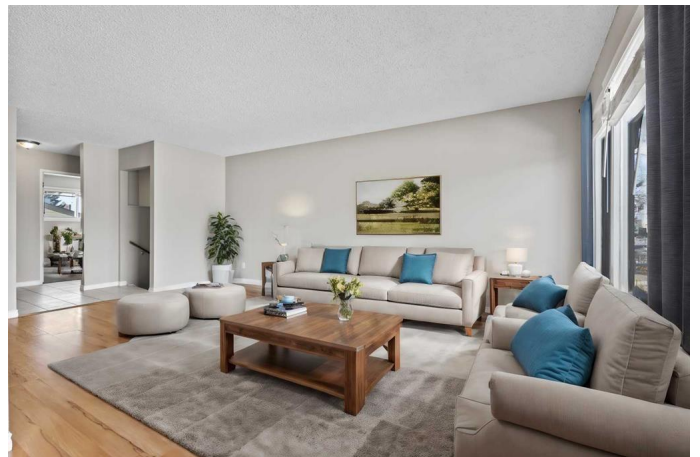
\$600,000

4 Bedroom, 3.00 Bathroom, 1,076 sqft

Residential on 0.12 Acres

Falconridge, Calgary, Alberta

Nestled in the vibrant northeast community of Falconridge, this exceptional investment property presents a unique opportunity for those looking to capitalize on the city's dynamic rental market. Comprising a 2-bedroom main floor suite and a legal 2-bedroom basement suite, each boasting separate entrances, this property is meticulously designed to maximize rental income potential while ensuring privacy and comfort for its tenants. The main floor suite has a spacious layout, featuring a primary bedroom with an ensuite bathroom, an additional full bathroom, and a charming front balcony that invites relaxation and outdoor enjoyment. Distinctive amenities such as separate laundry and a dedicated furnace enhance the living experience, further complemented by sound insulation between the units to ensure tranquility and peace. In the legal basement suite, one finds an inviting eat-in kitchen, two cozy bedrooms, and a full bathroom. It mirrors the thoughtful amenities of its upper counterpart, with separate laundry and an independent heating system. A fenced backyard offers a private oasis for tenants to unwind. At the same time, an oversized 2-car garage alongside an adjacent gravel parking pad provides ample parking space for up to three vehicles, addressing the practical needs of modern living. Positioned directly across from a children's playground, the property promises a family-friendly atmosphere amidst the accessible and diverse amenities of the



Falconridge community. This investment property is more than a dwelling; it's a strategic asset poised for growth, offering immediate appeal and long-term value to investors keen on expanding their portfolio in Calgary's thriving real estate market.

Built in 1979

Essential Information

MLS® #	A2121080
Price	\$600,000
Sold Price	\$590,000
Bedrooms	4
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,076
Acres	0.12
Year Built	1979
Type	Residential
Sub-Type	Detached
Style	Bi-Level
Status	Sold

Community Information

Address	135 Falsby Road Ne
Subdivision	Falconridge
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3J 1B7

Amenities

Parking Spaces	3
Parking	Double Garage Detached, Garage Door Opener, Garage Faces Rear, Oversized, Parking Pad

Interior

Interior Features	See Remarks
Appliances	Dishwasher, Electric Stove, Garage Control(s), Gas Water Heater, Microwave Hood Fan, Refrigerator, Washer/Dryer Stacked
Heating	Forced Air, Natural Gas
Cooling	None
Has Basement	Yes
Basement	Separate/Exterior Entry, Finished, See Remarks, Suite

Exterior

Exterior Features	Balcony, Private Yard
Lot Description	Back Lane, Back Yard, City Lot, Front Yard, Lawn, Level, Street Lighting, Private, Rectangular Lot
Roof	Asphalt Shingle
Construction	Brick, Vinyl Siding, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	April 11th, 2024
Date Sold	April 26th, 2024
Days on Market	15
Zoning	R-C2
HOA Fees	0.00

Listing Details

Listing Office	eXp Realty
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