

\$459,999 - 45 Falsby Place Ne, Calgary

MLS® #A2126222

\$459,999

4 Bedroom, 3.00 Bathroom, 1,241 sqft

Residential on 0.05 Acres

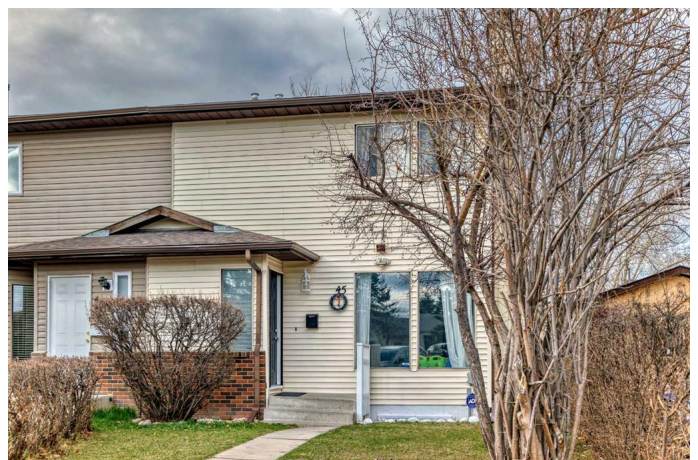
Falconridge, Calgary, Alberta

Open house 2-4.30 pm Saturday 27, 2024 and Sunday 12 - 2 pm. Well maintained two story home with 3 bedroom upstairs and one in the basement. Quiet cul-de-sac location close to play ground and shopping Centre, this home is perfect for first time home buyers or young family. Updated and ready to move in, this home is a hidden gem. The master bedroom is a good size and comes with a two piece ensuite. The large living room has a rock fireplace, an awesome addition for cold winter nights. Downstairs comprises of a good size room, den, rec room and 3 piece bath. Fully fenced and landscaped backyard with a spacious deck, perfect for enjoying evenings, cup of coffee or reading a book. Perfect for Investment or first time home buyers.

Built in 1981

Essential Information

MLS® #	A2126222
Price	\$459,999
Sold Price	\$443,000
Bedrooms	4
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,241
Acres	0.05
Year Built	1981



Type	Residential
Sub-Type	Semi Detached
Style	2 Storey, Side by Side
Status	Sold

Community Information

Address	45 Falsby Place Ne
Subdivision	Falconridge
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3J1B9

Amenities

Parking Spaces	1
Parking	Off Street

Interior

Interior Features	No Animal Home
Appliances	Dishwasher, Dryer, Electric Stove, Refrigerator, Washer
Heating	Forced Air, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	Courtyard, Playground, Private Yard
Lot Description	Back Yard, Cul-De-Sac
Roof	Asphalt Shingle
Construction	Concrete, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	April 26th, 2024
Date Sold	May 6th, 2024
Days on Market	10

Zoning	R-C2
HOA Fees	0.00
Listing Details	
Listing Office	Real Estate Professionals Inc.



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