

# \$525,000 - 147 Falchurch Crescent Ne, Calgary

MLS® #A2132558

**\$525,000**

3 Bedroom, 2.00 Bathroom, 864 sqft

Residential on 0.11 Acres

Falconridge, Calgary, Alberta

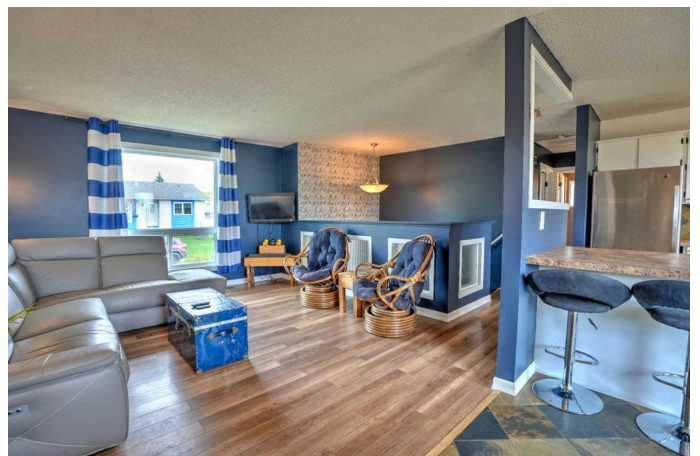
Welcome to 147 Falchurch Crescent NE! This charming bilevel-style home boasts 3 bedrooms, 2 full bathrooms, and a total of 1718 sqft of living space, including the basement.

Upon entering, you'll find two cozy bedrooms and a full bathroom conveniently located on the main floor. Ascend to the finished basement, where you'll discover another spacious bedroom, a second full bathroom, and a fantastic entertainment area complete with a wet bar—perfect for hosting gatherings or relaxing evenings at home.

The property's curb appeal is simply stunning, thanks to the new siding and front door installed in 2021, along with five brand-new upper windows. With RC-1 Zoning, this home offers immense potential whether you're an investor or a first-time homebuyer.

Step outside onto the expansive 18x12 back deck, accessible from both the common area and the primary bedroom. Enjoy your morning coffee in the sunshine, as the south-facing backyard floods the interior with natural light.

For the automotive enthusiast, the 24x22 garage is a dream come true, providing ample space for two vehicles plus a dedicated work area. An additional parking space adds practicality, accommodating another vehicle or trailer with ease.



Don't miss out on the opportunity to make this property your ownâ€”schedule a viewing today and envision yourself living in this wonderful space! Please also check out the 3D Tour!

Built in 1980

**Essential Information**

|                |             |
|----------------|-------------|
| MLS® #         | A2132558    |
| Price          | \$525,000   |
| Sold Price     | \$550,000   |
| Bedrooms       | 3           |
| Bathrooms      | 2.00        |
| Full Baths     | 2           |
| Square Footage | 864         |
| Acres          | 0.11        |
| Year Built     | 1980        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | Bi-Level    |
| Status         | Sold        |

**Community Information**

|             |                           |
|-------------|---------------------------|
| Address     | 147 Falchurch Crescent Ne |
| Subdivision | Falconridge               |
| City        | Calgary                   |
| County      | Calgary                   |
| Province    | Alberta                   |
| Postal Code | T3J1J9                    |

**Amenities**

|                |                                                                           |
|----------------|---------------------------------------------------------------------------|
| Parking Spaces | 5                                                                         |
| Parking        | Additional Parking, Double Garage Detached, Off Street, RV Access/Parking |

**Interior**

|                   |                                                        |
|-------------------|--------------------------------------------------------|
| Interior Features | Wet Bar                                                |
| Appliances        | Dishwasher, Electric Stove, Refrigerator, Washer/Dryer |

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

**Exterior**

|                   |                          |
|-------------------|--------------------------|
| Exterior Features | None                     |
| Lot Description   | Back Lane                |
| Roof              | Asphalt Shingle          |
| Construction      | Vinyl Siding, Wood Frame |
| Foundation        | Poured Concrete          |

**Additional Information**

|                |                 |
|----------------|-----------------|
| Date Listed    | May 16th, 2024  |
| Date Sold      | June 26th, 2024 |
| Days on Market | 41              |
| Zoning         | R-C1            |
| HOA Fees       | 0.00            |

**Listing Details**

|                |             |
|----------------|-------------|
| Listing Office | Real Broker |
|----------------|-------------|

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