

\$435,000 - 10 Falchurch Road Ne, Calgary

MLS® #A2145864

\$435,000

4 Bedroom, 2.00 Bathroom, 1,178 sqft

Residential on 0.09 Acres

Falconridge, Calgary, Alberta

Welcome to this beautiful semi-detached home located in Falconridge NE Calgary. This 4-bedroom, 1.5-bathroom residence offers nearly 1200 sq ft of living space above ground, with an additional 527 sq ft below ground for ample room to grow. Enjoy the convenience of no condo fees and a prime location within walking distance of Terry Fox High School, Grant MacEwan Elementary School, Bishop McNally High School, and Falshire Park. Just a 5-minute drive to McKnight LRT Station, commuting is a breeze. Step inside to a bright and welcoming front living room, perfect for relaxing or entertaining. The functional kitchen boasts ample storage and is complemented by a dining area ideal for family meals. A convenient 2-piece bathroom completes the main level. Upstairs, discover three well-appointed bedrooms and a full bathroom, providing comfortable accommodations for a growing family. Laminate flooring on main floor and upper floor. The basement features a spacious family room, perfect for leisure activities, along with an additional bedroom and laundry facilities. Outside, the backyard includes a large deck, ideal for hosting outdoor gatherings, and is fully fenced for privacy and security. With parking for up to 3 cars in the driveway, convenience is ensured. Additionally, the roof was replaced in 2022, kitchen cabinets and flooring was replaced just few years ago, windows replaced 2 years ago, ensuring peace of mind for years to come. Don't miss the opportunity to make this



well-situated property your new home, combining comfort, convenience, and community amenities in one desirable package.

Built in 1981

Essential Information

MLS® #	A2145864
Price	\$435,000
Sold Price	\$427,000
Bedrooms	4
Bathrooms	2.00
Full Baths	1
Half Baths	1
Square Footage	1,178
Acres	0.09
Year Built	1981
Type	Residential
Sub-Type	Semi Detached
Style	2 Storey, Side by Side
Status	Sold

Community Information

Address	10 Falchurch Road Ne
Subdivision	Falconridge
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3J 1H7

Amenities

Parking Spaces	3
Parking	Driveway, Parking Pad

Interior

Interior Features	See Remarks
Appliances	Dishwasher, Electric Stove, Microwave, Range Hood, Refrigerator, Window Coverings

Heating	Forced Air
Cooling	None
Has Basement	Yes
Basement	Full, Partially Finished

Exterior

Exterior Features	Private Yard
Lot Description	Back Yard
Roof	Asphalt Shingle
Construction	Metal Siding, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	July 3rd, 2024
Date Sold	July 23rd, 2024
Days on Market	19
Zoning	R-C2
HOA Fees	0.00

Listing Details

Listing Office	CIR Realty
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