

\$619,900 - 68 Falsby Way Ne, Calgary

MLS® #A2154907

\$619,900

4 Bedroom, 2.00 Bathroom, 1,010 sqft

Residential on 0.12 Acres

Falconridge, Calgary, Alberta

MRS CLEAN LIVES HERE! Experience the benefits of an impeccably maintained home, where the level of cleanliness and attention to detail is truly astounding! Welcome to 68 Falsby Way NE, an inviting bungalow located in a quiet vibrant corner of Falconridge. This beautiful home features a spacious 1000+ sq ft on the main level plus a 900 sq ft basement suite (illegal), 3 bedrooms, 1 bathroom layout on the main floor, bright and airy living room, a functional kitchen with ample cabinetry, and a cozy dining area. One bedroom, 1 bath, living room and kitchen in the basement offers space to build your revenue, or use it for the inlaws. Recent updates include windows, eaves troughs, lockable screen door, a new roof and eavestroughs replaced in 2020, freshly painted inside and out, hood fan was redirected to the outside. Highlights of the home are the gorgeous laminate flooring on most of the main level and Italian tile on the stairs going down to the basement. Large backyard with plenty of space for outdoor activities, a parking pad for your cars and RV, two storage sheds. Situated on a large corner lot near Falconridge Blvd and 52nd Street, you are merely steps from schools, dining, shopping, professional services, gas, and much more! Nearby Prairie Winds Park is a great all year go-to place for relaxing walks, tennis and basketball courts, splash pool for the kids, and an ice rink in the winter. There are two recreation centres nearby at Village Square as well as Genesis Centre. This is a



great opportunity to invest in your future by
owning this fantastic home!

Built in 1979

Essential Information

MLS® #	A2154907
Price	\$619,900
Sold Price	\$610,000
Bedrooms	4
Bathrooms	2.00
Full Baths	2
Square Footage	1,010
Acres	0.12
Year Built	1979
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Sold

Community Information

Address	68 Falsby Way Ne
Subdivision	Falconridge
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3J 1C4

Amenities

Parking Spaces	2
Parking	Off Street, Parking Pad, RV Access/Parking

Interior

Interior Features	See Remarks
Appliances	Dishwasher, Electric Stove, Range Hood, Refrigerator, Washer/Dryer, Window Coverings
Heating	Forced Air
Cooling	None
Has Basement	Yes

Basement Full, Suite

Exterior

Exterior Features Other
Lot Description Corner Lot
Roof Asphalt Shingle
Construction Wood Frame
Foundation Poured Concrete

Additional Information

Date Listed August 7th, 2024
Date Sold August 14th, 2024
Days on Market 7
Zoning R-C2
HOA Fees 0.00

Listing Details

Listing Office Grand Realty

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