

# \$399,999 - 104 Falconridge Close Ne, Calgary

MLS® #A2164669

**\$399,999**

4 Bedroom, 2.00 Bathroom, 1,184 sqft

Residential on 0.11 Acres

Falconridge, Calgary, Alberta

OPEN HOUSE SEPTEMBER. 13th. 2024 from 2:00-4:00 pm-WELCOME TO THE LEAST EXPENSIVE SINGLE FAMILY DETACHED HOME IN ENTIRE CALGARY NE- A really nice well kept home that features THREE BEDROOMS, 1.5 BATHROOMS- FULLY FINISHED BASEMENT- DBL. DETACHED GARAGE. The location is excellent with a park just out the front door and schools and shopping close by. The home offers a large eat in kitchen as well as a dining area and living room. Bedrooms are well sized and the developed basement offers a family room, den/4th bedroom and finished laundry room. The rear pried lot faces west and includes mature trees, 24x20 DOUBLE CAR garage, large deck and beautiful hot tub. It is a tidy package and early possession is possible. Call your favourite Realtor now to view this lovely home. Won't last long!!

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Built in 1980

## Essential Information

MLS® #	A2164669
Price	\$399,999
Sold Price	\$476,000
Bedrooms	4
Bathrooms	2.00
Full Baths	1
Half Baths	1



Square Footage	1,184
Acres	0.11
Year Built	1980
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Sold

### Community Information

Address	104 Falconridge Close Ne
Subdivision	Falconridge
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3J 1A7

### Amenities

Parking Spaces	2
Parking	Double Garage Detached

### Interior

Interior Features	No Animal Home, No Smoking Home
Appliances	Dishwasher, Dryer, Garage Control(s), Microwave Hood Fan, Refrigerator, Washer, Window Coverings
Heating	Forced Air
Cooling	None
Has Basement	Yes
Basement	Finished, Full

### Exterior

Exterior Features	Playground
Lot Description	Back Lane, Back Yard, Lawn, Low Maintenance Landscape, Landscaped, Many Trees
Roof	Asphalt
Construction	Concrete, Unknown
Foundation	Poured Concrete

### Additional Information

Date Listed	September 12th, 2024
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Date Sold	September 20th, 2024
Days on Market	8
Zoning	R-C2
HOA Fees	0.00

### **Listing Details**

Listing Office	Diamond Realty & Associates LTD.
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