

# \$515,000 - 164 Falchurch Road Ne, Calgary

MLS® #A2168717

**\$515,000**

3 Bedroom, 2.00 Bathroom, 909 sqft  
Residential on 0.10 Acres

Falconridge, Calgary, Alberta

Welcome to this beautifully renovated, bright, and open 3-bedroom bungalow. It features a charming shaded backyard and a detached double garage with extra parking for an RV. The main floor offers two spacious bedrooms and a full bath, while the lower level boasts an additional bedroom, another full bath, and a cozy TV room complete with a wood-burning stove. The home underwent significant renovations in 2018, including new windows, a fully updated kitchen with white maple cabinetry, crown moulding, a stunning glass backsplash, and granite countertops with a center island seating area. The renovations also feature engineered hardwood flooring on the main level, a re-insulated attic, and new flooring throughout. The furnace was replaced in 2020, and the home was freshly painted the same year. A brand-new washer and dryer. The beautifully landscaped backyard, complemented by the concrete work completed in 2017, is perfect for relaxation and entertaining, with designated zones for dining, gardening, a fire pit, and a hot tub oasis. Additional features include ceiling fans in the upstairs bedrooms and plush carpeting on the lower level. This home is conveniently close to elementary and high schools, bus routes to the LRT, the Genesis Centre, Village Square Library, Peter Lougheed Hospital, shopping, and other amenities.

Built in 1980



## Essential Information

MLS® #	A2168717
Price	\$515,000
Sold Price	\$515,000
Bedrooms	3
Bathrooms	2.00
Full Baths	2
Square Footage	909
Acres	0.10
Year Built	1980
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Sold

## Community Information

Address	164 Falchurch Road Ne
Subdivision	Falconridge
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3J 1J8

## Amenities

Parking Spaces	5
Parking	Double Garage Detached

## Interior

Interior Features	Breakfast Bar, Kitchen Island, Quartz Counters, Storage
Appliances	Dishwasher, Dryer, Gas Range, Range Hood, Refrigerator, Washer, Window Coverings
Heating	Forced Air
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Basement, Wood Burning Stove
Has Basement	Yes
Basement	Separate/Exterior Entry, Finished, Full

## Exterior

Exterior Features	Fire Pit, Garden, Private Yard
Lot Description	Back Lane, Back Yard, Lawn, Landscaped, Street Lighting, Rectangular Lot, Treed
Roof	Asphalt Shingle
Construction	Concrete, Vinyl Siding, Wood Frame
Foundation	Poured Concrete

### **Additional Information**

Date Listed	September 26th, 2024
Date Sold	October 2nd, 2024
Days on Market	6
Zoning	R-C1
HOA Fees	0.00

### **Listing Details**

Listing Office      eXp Realty

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