

# \$435,000 - 3 Falsby Place Ne, Calgary

MLS® #A2169000

**\$435,000**

3 Bedroom, 2.00 Bathroom, 1,295 sqft  
Residential on 0.07 Acres

Falconridge, Calgary, Alberta

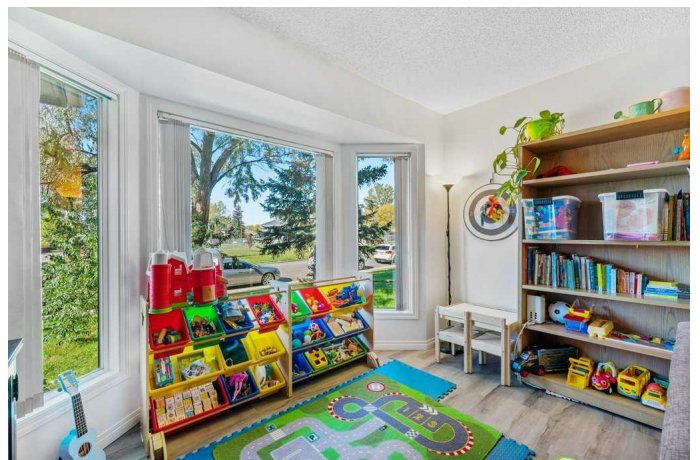
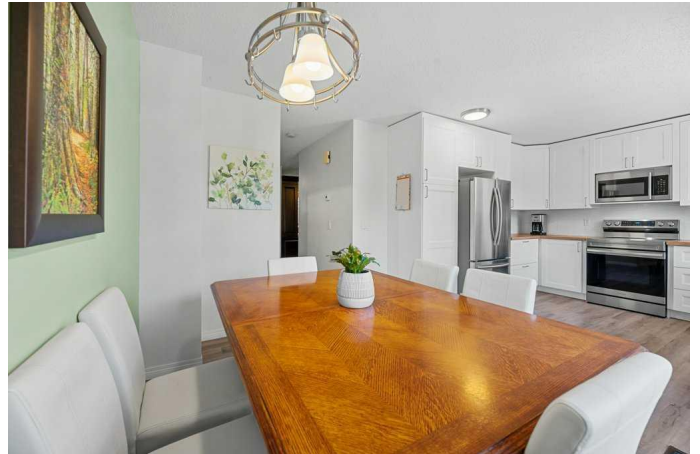
Welcome to 3 Falsby Place NE, an affordable, two-story half-duplex perfect for first-time buyers or growing families. This well-maintained 3-bedroom, 3-bath home offers 1,200 square feet of comfortable living space on a generous 3,150 square foot lot. Ideally located near major amenities and just minutes from the airport, this home combines convenience and charm with no condo fees.

The main floor features a spacious living area, perfect for family gatherings, while the upper floor offers three bright, generously sized bedrooms. The master bedroom includes an ensuite bath for added privacy. The open-concept kitchen and dining area are ideal for entertaining or everyday family meals.

Outside, the large lot provides ample space for outdoor activities or future landscaping projects. Whether you're hosting a barbecue or simply enjoying the outdoors, the backyard offers plenty of possibilities.

This home is not only affordable but also provides an opportunity for first-time buyers to enjoy the benefits of homeownership without the additional expense of condo fees. The convenient location, just minutes from the airport and major roadways, makes commuting and travel a breeze.

Don't miss your chance to own this incredible



home. Schedule a viewing today and see why 3 Falsby Place NE is the perfect place to start your next chapter! Recen upgrade include:-new front door  
-new patio door  
-updated paint, trim, doors and handles throughout  
-solid core doors on kids bedrooms for reduced noise  
-brand new flooring with underlay  
-new kitchen with expansive cupboard space  
-newer S/S dishwasher and stove  
-updated lights, switches, and sockets throughout  
-new thermostat and wiring to support addition of AC in the future  
-upgraded insulation in portions of the basement (cantilevered areas are R31 with R5 reflective foam board insulation)  
-basement ceiling in the main area is also now well insulated for sound

Built in 1981

### Essential Information

MLS® #	A2169000
Price	\$435,000
Sold Price	\$460,000
Bedrooms	3
Bathrooms	2.00
Full Baths	1
Half Baths	1
Square Footage	1,295
Acres	0.07
Year Built	1981
Type	Residential
Sub-Type	Semi Detached
Style	2 Storey, Side by Side
Status	Sold

### Community Information

Address	3 Falsby Place Ne
Subdivision	Falconridge
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3j1b9

### Amenities

Parking Spaces	2
Parking	Off Street, Parking Pad

### Interior

Interior Features	See Remarks
Appliances	None
Heating	Forced Air, Natural Gas
Cooling	None
Has Basement	Yes
Basement	Full, Partially Finished

### Exterior

Exterior Features	None
Lot Description	Back Lane
Roof	Asphalt Shingle
Construction	None
Foundation	Poured Concrete

### Additional Information

Date Listed	September 26th, 2024
Date Sold	October 10th, 2024
Days on Market	14
Zoning	R-cg
HOA Fees	0.00

### Listing Details

Listing Office	Synterra Realty
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