

# \$559,000 - 259 Fallswater Road Ne, Calgary

MLS® #A2194548

**\$559,000**

4 Bedroom, 2.00 Bathroom, 885 sqft

Residential on 0.11 Acres

Falconridge, Calgary, Alberta

CORNER LOT! Welcome to this 4-bedroom, 2-bathroom home in the heart of Falconridge - fantastic opportunity for homeowners and investors alike! Featuring two bedrooms upstairs with a full washroom. Inside, you'll find a bright and functional layout, a well-sized kitchen, and comfortable living spaces. The basement is fully developed with 2 additional bedrooms, full bathroom and kitchen, providing great flexibility. This home offers great space for families, guests, and more. A separate side entrance adds extra convenience and potential for future flexibility. The oversized double garage is perfect for extra storage, a workshop, or keeping vehicles protected year-round. Located close to schools, parks, shopping, and transit, this home is full of potential - schedule a showing today!

Built in 1979

## Essential Information

MLS® #	A2194548
Price	\$559,000
Bedrooms	4
Bathrooms	2.00
Full Baths	2
Square Footage	885
Acres	0.11
Year Built	1979
Type	Residential



Sub-Type	Detached
Style	Bungalow
Status	Active

### Community Information

Address	259 Fallswater Road Ne
Subdivision	Falconridge
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3J 1B2

### Amenities

Parking Spaces	4
Parking	Double Garage Detached, Garage Door Opener, Heated Garage, Oversized
# of Garages	2

### Interior

Interior Features	Separate Entrance
Appliances	Electric Stove, Garage Control(s), Range Hood, Refrigerator, Washer/Dryer
Heating	Forced Air, Natural Gas
Cooling	None
Has Basement	Yes
Basement	Finished, Full, Suite

### Exterior

Exterior Features	Storage
Lot Description	Back Lane, Landscaped, Level, Rectangular Lot, Treed
Roof	Asphalt Shingle
Construction	Wood Frame, Metal Siding
Foundation	Poured Concrete

### Additional Information

Date Listed	February 15th, 2025
Days on Market	120
Zoning	R-CG

### Listing Details

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.