

# \$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	Metal Siding, Wood Frame
Foundation	Poured Concrete

### Additional Information

Date Listed	February 15th, 2025
Days on Market	124
Zoning	R-CG

### Listing Details

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