

# \$449,900 - 47 Falchurch Road Ne, Calgary

---

MLS® #A2184523

## \$449,900

3 Bedroom, 2.00 Bathroom, 1,152 sqft

Residential on 0.06 Acres

Falconridge, Calgary, Alberta

EXCELLENT OPPORTUNITY FOR FIRST-TIME HOME BUYERS! Presenting a 2 Storey home in the highly sought-after community of Falconridge. This stunning property is ideally situated near schools, parks, playgrounds, shopping centers, and public transportation, offering convenience and accessibility. The main level boasts a bright and spacious living room, kitchen with an adjoining dining area, and an inviting atmosphere perfect for family gatherings and 2Pc bath. The upper level includes 3 generously sized bedrooms and a full bathroom. Unfinished finished Basement a dedicated laundry. Fully Fenced Backyard, Good size Deck and Paved Back alley. Seize this exceptional opportunityâ€”schedule your private viewing today by contacting your preferred realtor.

Built in 1980

## Essential Information

MLS® #	A2184523
Price	\$449,900
Bedrooms	3
Bathrooms	2.00
Full Baths	1
Half Baths	1
Square Footage	1,152
Acres	0.06



Year Built	1980
Type	Residential
Sub-Type	Semi Detached
Style	2 Storey, Side by Side
Status	Active

### Community Information

Address	47 Falchurch Road Ne
Subdivision	Falconridge
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3j 1G6

### Amenities

Parking Spaces	2
Parking	Off Street

### Interior

Interior Features	Laminate Counters, No Anim
Appliances	Dishwasher, Electric Stove, F
Heating	Forced Air, Natural Gas
Cooling	Central Air
Has Basement	Yes
Basement	Full, Unfinished

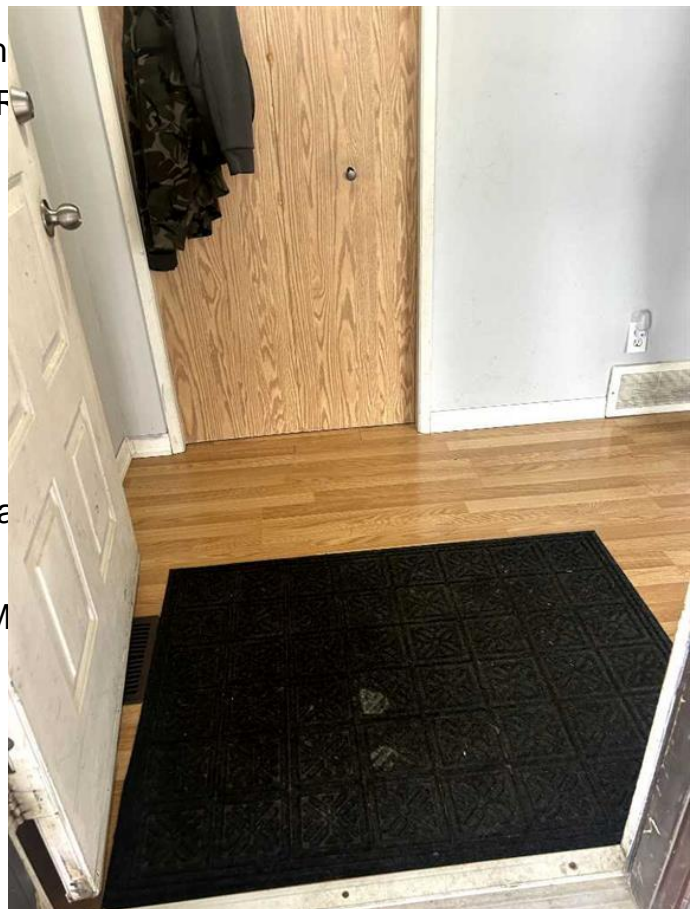
### Exterior

Exterior Features	None
Lot Description	Back Lane, Back Yard, Recta
Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Frame, M
Foundation	Poured Concrete

### Additional Information

Date Listed	January 8th, 2025
Days on Market	121
Zoning	R2

### Listing Details



Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® 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.