

# \$695,000 - 168 Faldale Close Ne, Calgary

MLS® #A2202675

**\$695,000**

6 Bedroom, 3.00 Bathroom, 1,101 sqft

Residential on 0.07 Acres

Falconridge, Calgary, Alberta

Fully Renovated Investment Opportunity or  
First-Time Buyer's Home!

An excellent opportunity for first-time buyers or investors seeking a revenue-generating property. This fully renovated home is ideally situated in a family-friendly community, offering convenient access to the recreation center, Stoney Trail, and McKnight Boulevard. Nearby, you'll find top-rated schools, shopping centers, and public transportation for added convenience.

The main level features three spacious bedrooms and a full bathroom, with a thoughtfully updated interior. The basement, with a separate entrance, includes two illegal suites—one with two bedrooms, a full bathroom, a kitchen, and a living area, and the other with one bedroom, a full bathroom, a kitchen, and a living space.

This home has been fully renovated with new appliances, modern cabinetry, and updated vinyl flooring throughout. Additional upgrades include new vinyl windows (2019), a newer roof (2016), updated vinyl siding (2024).

Situated on a quiet street in Falconridge, this property boasts generously sized rooms, especially the living and dining areas, creating a comfortable and inviting space. Move-in ready and an excellent investment opportunity!



Built in 1981

**Essential Information**

|                |             |
|----------------|-------------|
| MLS® #         | A2202675    |
| Price          | \$695,000   |
| Bedrooms       | 6           |
| Bathrooms      | 3.00        |
| Full Baths     | 3           |
| Square Footage | 1,101       |
| Acres          | 0.07        |
| Year Built     | 1981        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | Bungalow    |
| Status         | Active      |

**Community Information**

|             |                      |
|-------------|----------------------|
| Address     | 168 Faldale Close Ne |
| Subdivision | Falconridge          |
| City        | Calgary              |
| County      | Calgary              |
| Province    | Alberta              |
| Postal Code | T3J 1V9              |

**Amenities**

|                |            |
|----------------|------------|
| Parking Spaces | 4          |
| Parking        | Off Street |

**Interior**

|                   |                                                                                    |
|-------------------|------------------------------------------------------------------------------------|
| Interior Features | No Animal Home, No Smoking Home, Quartz Counters, Separate Entrance, Vinyl Windows |
| Appliances        | Dishwasher, Dryer, Electric Stove, Microwave, Refrigerator, Washer                 |
| Heating           | Forced Air                                                                         |
| Cooling           | None                                                                               |
| Has Basement      | Yes                                                                                |
| Basement          | Exterior Entry, Finished, Full                                                     |

**Exterior**

|                   |       |
|-------------------|-------|
| Exterior Features | Other |
|-------------------|-------|

|                 |                                                                |
|-----------------|----------------------------------------------------------------|
| Lot Description | Back Lane, Back Yard, Front Yard, Rectangular Lot, See Remarks |
| Roof            | Asphalt Shingle                                                |
| Construction    | Vinyl Siding                                                   |
| Foundation      | Poured Concrete                                                |

### **Additional Information**

|                |                  |
|----------------|------------------|
| Date Listed    | March 14th, 2025 |
| Days on Market | 57               |
| Zoning         | R-CG             |

### **Listing Details**

|                |            |
|----------------|------------|
| Listing Office | eXp Realty |
|----------------|------------|

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