

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

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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	117
Zoning	R2

**Listing Details**



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