

# \$599,000 - 207 Fallswater Road Ne, Calgary

MLS® #A2211392

**\$599,000**

4 Bedroom, 2.00 Bathroom, 1,016 sqft

Residential on 0.11 Acres

Falconridge, Calgary, Alberta

Welcome to this updated bungalow in Falconridge! Well-kept and with numerous upgrades throughout, this home offers the Home Owner a Main floor with an ILLEGAL BASEMENT SUITE. There is a large front yard with beautiful mature trees, plus, there is NO SIDEWALK to shovel – a win in the winter months. UPGRADES include 2022 All Triple Pane Vinyl WINDOWS (2 double pane in Basement), Newly painted walls, Closets, Ceiling, Baseboards, and doors(main floor), New Light fixtures (2023), Main floor Kitchen Stove (2023), Washer/Dryer (2019), NEWER Shingles, METAL SIDING, Fascia, Soffit, Eavestroughs and more. Furnace motor REPLACED (2025)\*\*\*MAIN FLOOR\*\*\* Inside, a bright living area takes in the gorgeous sunrises through large east-facing windows. All the windows and light fixtures are newer, and the entire home has been freshly painted including ceilings, baseboards, and doors. A spacious kitchen offers plentiful counter space and the cabinets also have recently been repainted. A newer stove leads the way for your style upgrades. Wainscoting Panels adds character to the space, extending into a sunny dining nook. The primary bedroom is generous, and there are two more bedrooms on this level. Next to the main bathroom, there is a large linen closet. \*\*\*BASEMENT\*\*\* The illegal suite has a SEPARATE ENTRANCE, and you will notice the upgraded vinyl plank flooring (2023) right away. The layout is roomy, starting with a large kitchen with a new



hood fan, and the windows (2022), lighting, and paint are all new on this level. A wood-burning FIREPLACE with extensive built-ins is the focal point of the open living and dining area, and there is a bedroom with a full-size egress window and a three-piece bathroom here. This floor also holds a storage room and shared laundry. \*\*\*OUTSIDE\*\*\* Your backyard oasis is fully fenced, with tons of room for kids and pets to play. Mature foliage includes a cherry tree and rhubarb patch, and there are garden beds along the house and garage ready for your green thumb. Exterior upgrades have also been completed over the years, with new storm doors, roof, metal siding, fascia, soffit, and eavestroughs. An OVERSIZED double-detached garage(20x22) off the alley is ideal for parking, hobbies, and storing all your extras or toys. Itâ€™s also equipped with a WIFI garage opener. \*\*\*THE AREA\*\*\* This neighbourhood is filled with green spaces, starting with a park just down the street and a big, fenced dog park within walking distance. Within a few blocks, you will find both public and catholic elementary, junior, and high schools as well as the NE sportsplex. Bus stops are just steps down the street, and the McKnight Westwinds C-train station is nearby too. Proximity to McKnight Blvd and Stoney Trail makes it easy to travel, whether thatâ€™s around the city or jet setting at the airport.

Built in 1979

### **Essential Information**

|                |           |
|----------------|-----------|
| MLS® #         | A2211392  |
| Price          | \$599,000 |
| Bedrooms       | 4         |
| Bathrooms      | 2.00      |
| Full Baths     | 2         |
| Square Footage | 1,016     |

|            |             |
|------------|-------------|
| Acres      | 0.11        |
| Year Built | 1979        |
| Type       | Residential |
| Sub-Type   | Detached    |
| Style      | Bungalow    |
| Status     | Active      |

### **Community Information**

|             |                        |
|-------------|------------------------|
| Address     | 207 Fallswater Road Ne |
| Subdivision | Falconridge            |
| City        | Calgary                |
| County      | Calgary                |
| Province    | Alberta                |
| Postal Code | T3J 1B2                |

### **Amenities**

|                |                        |
|----------------|------------------------|
| Parking Spaces | 2                      |
| Parking        | Double Garage Detached |
| # of Garages   | 2                      |

### **Interior**

|                   |   |
|-------------------|---|
| Interior Features | No Animal Home, No Smoking Home, Separate Entrance, Vinyl Windows, Smart Home |
| Appliances        | Dishwasher, Electric Stove, Garage Control(s), Washer/Dryer, Window Coverings |
| Heating           | Forced Air  |
| Cooling           | None  |
| Fireplace         | Yes   |
| # of Fireplaces   | 1   |
| Fireplaces        | Wood Burning  |
| Has Basement      | Yes   |
| Basement          | Exterior Entry, Finished, Full, Suite   |

### **Exterior**

|                   |                                     |
|-------------------|-------------------------------------|
| Exterior Features | Private Entrance, Private Yard      |
| Lot Description   | Back Lane, Back Yard, Irregular Lot |
| Roof              | Asphalt                             |
| Construction      | Wood Frame, Metal Siding            |
| Foundation        | Poured Concrete                     |

**Additional Information**

|                |                  |
|----------------|------------------|
| Date Listed    | April 12th, 2025 |
| Days on Market | 24               |
| Zoning         | RC-G             |

**Listing Details**

|                |            |
|----------------|------------|
| Listing Office | CIR Realty |
|----------------|------------|

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