

# \$584,900 - 67 Fallswater Road Ne, Calgary

MLS® #A2236752

## \$584,900

5 Bedroom, 3.00 Bathroom, 1,034 sqft  
Residential on 0.10 Acres

Falconridge, Calgary, Alberta

Ideal detached property for first-time buyers, investors, or multi-family households smart, turnkey layout with illegal basement suite with separate rear entry. Fully renovated up and down.

Main Level offers 3 spacious bedrooms + stylish 4-pc bathroom and 1/2 bath, well appointed kitchen and laundry room.

Illegal Basement suite includes 2 bedrooms, 4-pc bathroom, rec area, kitchen and separate rear entrance—perfect for rental income, guests, or multigenerational living, added bonus of a separate basement laundry.

Renovated throughout: modern finishes, fresh paint, updated fixtures—move-in ready.

Outdoor space: oversized backyard—ample room for summer barbecues, kids' activities, or future landscaping projects. Fantastic location in close proximity to public transit, all amenities and schools.

Built in 1979

## Essential Information

|           |           |
|-----------|-----------|
| MLS® #    | A2236752  |
| Price     | \$584,900 |
| Bedrooms  | 5         |
| Bathrooms | 3.00      |



|                |             |
|----------------|-------------|
| Full Baths     | 2           |
| Half Baths     | 1           |
| Square Footage | 1,034       |
| Acres          | 0.10        |
| Year Built     | 1979        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | Bungalow    |
| Status         | Active      |

### Community Information

|             |                       |
|-------------|-----------------------|
| Address     | 67 Fallswater Road Ne |
| Subdivision | Falconridge           |
| City        | Calgary               |
| County      | Calgary               |
| Province    | Alberta               |
| Postal Code | T3J 1B2               |

### Amenities

|                |             |
|----------------|-------------|
| Parking Spaces | 2           |
| Parking        | Parking Pad |

### Interior

|                   |                                                          |
|-------------------|----------------------------------------------------------|
| Interior Features | No Animal Home, No Smoking Home, Pantry, Quartz Counters |
| Appliances        | Electric Range, Refrigerator, Washer/Dryer               |
| Heating           | Forced Air                                               |
| Cooling           | None                                                     |
| Has Basement      | Yes                                                      |
| Basement          | Exterior Entry, Finished, Full, Suite                    |

### Exterior

|                   |                 |
|-------------------|-----------------|
| Exterior Features | Playground      |
| Lot Description   | Rectangular Lot |
| Roof              | Asphalt Shingle |
| Construction      | Wood Frame      |
| Foundation        | Poured Concrete |

### Additional Information

|             |                |
|-------------|----------------|
| Date Listed | July 3rd, 2025 |
|-------------|----------------|

|                |      |
|----------------|------|
| Days on Market | 55   |
| Zoning         | R-CG |

## **Listing Details**

|                |                              |
|----------------|------------------------------|
| Listing Office | TREC The Real Estate Company |
|----------------|------------------------------|

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