

# \$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

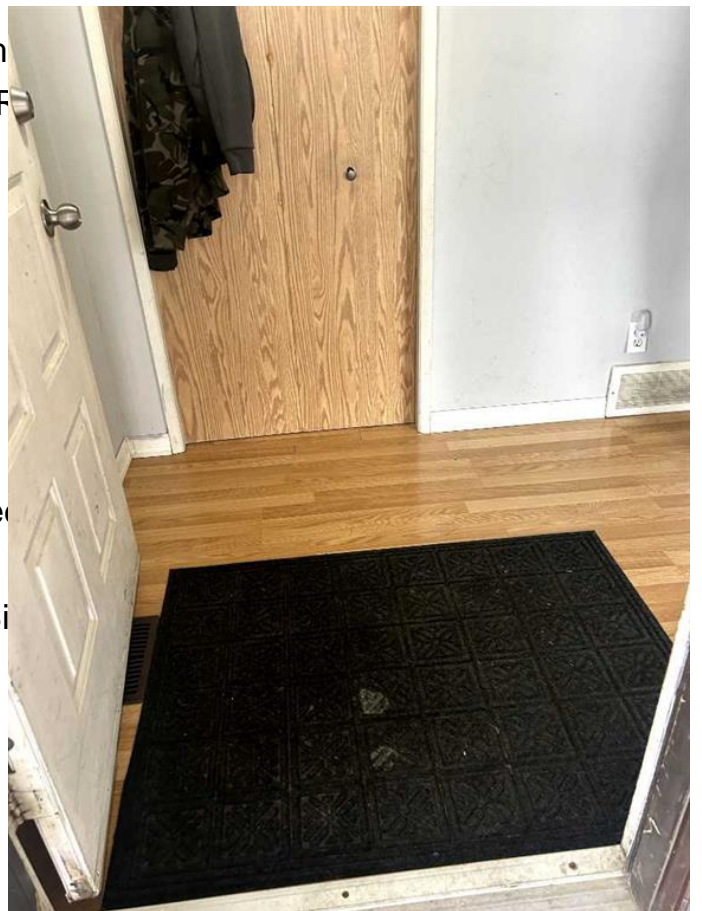
### Exterior

Exterior Features None  
Lot Description Back Lane, Back Yard, Pave  
Roof Asphalt Shingle  
Construction Wood Frame, Mixed, Vinyl Si  
Foundation Poured Concrete

### Additional Information

Date Listed January 8th, 2025  
Days on Market 86  
Zoning R2

### Listing Details



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