

# \$489,000 - 84 Falconridge Place Ne, Calgary

MLS® #A2252050

**\$489,000**

4 Bedroom, 3.00 Bathroom, 984 sqft

Residential on 0.11 Acres

Falconridge, Calgary, Alberta

FULL-SIZE LOT, LOTS OF POTENTIAL, GREAT LOCATION. Live up, Rent down! Great investment option to own a DETACHED HOME! Welcome to 84 Falconridge Crescent NE – a spacious and updated bi-level home offering over 1,800 sq. ft. of developed living space in the heart of Falconridge. With 4 bedrooms, 2.5 bathrooms, and a separate entrance to a fully finished illegal basement suite, this home is an ideal fit for first-time buyers, multi-generational families, or savvy investors. The main level features laminate flooring, fresh paint, modern baseboards, stylish LED pot lighting, and a cozy wood-burning fireplace that adds warmth and charm. The open-concept living room is bright and welcoming, anchored by a stone feature fireplace and large windows that fill the space with natural light. The updated kitchen showcases new cabinetry and a beautiful countertop, flowing into the dining area with direct access to the rear deck – perfect for relaxing or entertaining during warmer months. Two spacious bedrooms are found on this level, including a primary suite with a 2-piece ensuite, along with a fully renovated 4-piece main bathroom. Downstairs, the fully developed basement offers over 830 sq. ft. of additional living space, including a large family room, two more bedrooms with egress windows, a second full 4-piece bathroom, a second kitchen, and additional LED pot lighting throughout. The shared laundry area is conveniently located in the common area at



the base of the stairs. Outside, the home features a rear parking pad that accommodates 2+ vehicles and a low-maintenance yard. Located just steps from schools, parks, shopping, and public transit, this property offers both convenience and long-term potential. Whether you're looking for a comfortable family home or an income-generating investment, 84 Falconridge Crescent NE is a must-see!

Built in 1979

**Essential Information**

|                |             |
|----------------|-------------|
| MLS® #         | A2252050    |
| Price          | \$489,000   |
| Bedrooms       | 4           |
| Bathrooms      | 3.00        |
| Full Baths     | 2           |
| Half Baths     | 1           |
| Square Footage | 984         |
| Acres          | 0.11        |
| Year Built     | 1979        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | Bi-Level    |
| Status         | Active      |

**Community Information**

|             |                         |
|-------------|-------------------------|
| Address     | 84 Falconridge Place Ne |
| Subdivision | Falconridge             |
| City        | Calgary                 |
| County      | Calgary                 |
| Province    | Alberta                 |
| Postal Code | T3J 1A6                 |

**Amenities**

|                |                         |
|----------------|-------------------------|
| Parking Spaces | 4                       |
| Parking        | Off Street, Parking Pad |

## Interior

|                   |                                                                    |
|-------------------|--------------------------------------------------------------------|
| Interior Features | Laminate Counters, Open Floorplan, See Remarks                     |
| Appliances        | Dishwasher, Electric Stove, Range Hood, Refrigerator, Washer/Dryer |
| Heating           | Forced Air                                                         |
| Cooling           | None                                                               |
| Fireplace         | Yes                                                                |
| # of Fireplaces   | 1                                                                  |
| Fireplaces        | Wood Burning                                                       |
| Has Basement      | Yes                                                                |
| Basement          | Finished, Full, Suite                                              |

## Exterior

|                   |                                                                                                             |
|-------------------|-------------------------------------------------------------------------------------------------------------|
| Exterior Features | Garden, Lighting, Other, Playground, Private Yard                                                           |
| Lot Description   | Back Lane, Back Yard, City Lot, Cul-De-Sac, Front Yard, Garden, Landscaped, Level, Private, Rectangular Lot |
| Roof              | Asphalt Shingle                                                                                             |
| Construction      | Vinyl Siding                                                                                                |
| Foundation        | Poured Concrete                                                                                             |

## Additional Information

|                |                   |
|----------------|-------------------|
| Date Listed    | August 28th, 2025 |
| Days on Market | 32                |
| Zoning         | R-CG              |

## Listing Details

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

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