

# \$425,000 - 5 Falsby Place Ne, Calgary

MLS® #A2249165

**\$425,000**

3 Bedroom, 2.00 Bathroom, 1,276 sqft

Residential on 0.07 Acres

Falconridge, Calgary, Alberta

Looking for Location, Convenience and Excellently Maintained home? You've come to the right place! Fabulous home with 1276 square feet of living space! Three bedrooms up as well as a refreshed 4 piece bath (new tub surround, toilet, granite counters, tiled floors) and a 2 piece ensuite bathroom (new toilet and tiled flooring) in the large primary bedroom. Rest assured this home is in excellent condition with a newer furnace, hot water tank, windows, roof as well as upgraded pet friendly carpet - designed with features that help resist hair, stains and wear and tear. On the main floor, there is a huge living room with a cozy gas fireplace, lovely laminate flooring and big windows for light and air. The dining and kitchen are at the back of the home with an ideal U-shaped kitchen, sink under the window, lots of cabinets and counter space and sliding doors to the great yard - with a beautiful shed for storage. All appliances have been updated including the washer/dryer in the unfinished basement, ready for your imagination! This comfortable home is right across from a playground, green space (lots of front parking) and walking distance to schools as well as easy connection to other community amenities - see the lists in photos! There is ample space to build a garage and loads of room in the delightful backyard!

Built in 1981

## Essential Information



MLS® #	A2249165
Price	\$425,000
Bedrooms	3
Bathrooms	2.00
Full Baths	1
Half Baths	1
Square Footage	1,276
Acres	0.07
Year Built	1981
Type	Residential
Sub-Type	Semi Detached
Style	2 Storey, Side by Side
Status	Active

### **Community Information**

Address	5 Falsby Place Ne
Subdivision	Falconridge
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3J 1B9

### **Amenities**

Parking Spaces	1
Parking	Alley Access, Parking Pad

### **Interior**

Interior Features	No Smoking Home, Vinyl Windows
Appliances	Dishwasher, Dryer, Electric Stove, Range Hood, Refrigerator, Washer
Heating	Forced Air
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
Has Basement	Yes
Basement	Full, Unfinished

### **Exterior**

Exterior Features	Other
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Lot Description	Back Lane, Back Yard, Lawn, See Remarks
Roof	Asphalt Shingle
Construction	Vinyl Siding
Foundation	Poured Concrete

### **Additional Information**

Date Listed	August 16th, 2025
Days on Market	2
Zoning	R-CG

### **Listing Details**

Listing Office	Ally Realty
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