

\$465,000 - 84 Fallswater Road Ne, Calgary

MLS® #A2250566

\$465,000

4 Bedroom, 2.00 Bathroom, 810 sqft
Residential on 0.10 Acres

Falconridge, Calgary, Alberta

Welcome to 84 Fallswater Road NE!

This charming bi-level home offers 4 bedrooms and 2 full bathrooms, ideally situated on a quiet crescent in the heart of Falconridge. Perfect for first-time buyers, growing families, or investors, this property combines comfort, functionality, and convenience.

Inside, youâ€™ll find a bright and inviting layout with new kitchen flooring and plenty of natural light throughout. The generous primary bedroom with ensuite is located in the basement, offering a cool retreat during hot summer days.

Over the years, the home has seen thoughtful updates, including roof, soffits, fascia, gutters, bathrooms, kitchen cabinetry, flooring, lighting, and more (completed around 2014). These past improvements, combined with ongoing care, make the home move-in ready with opportunity to add your personal touch.

The spacious backyard is a gardenerâ€™s dream, complete with a large deckâ€”perfect for summer barbecues and outdoor entertaining. The double detached garage with 220V power offers ample room for parking, storage, or a workshop.

With an east-facing front that welcomes morning sun and a west backyard bathed in



afternoon light, this property strikes the perfect balance. Plus, it's close to schools, transit, shopping, and restaurants, making daily living easy and convenient.

Whether you're looking for a place to call home or a solid investment property, 84 Fallswater Road NE is an excellent choice.

Built in 1979

Essential Information

MLS® #	A2250566
Price	\$465,000
Bedrooms	4
Bathrooms	2.00
Full Baths	2
Square Footage	810
Acres	0.10
Year Built	1979
Type	Residential
Sub-Type	Detached
Style	Bi-Level
Status	Active

Community Information

Address	84 Fallswater Road Ne
Subdivision	Falconridge
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3J1B1

Amenities

Parking Spaces	2
Parking	Double Garage Detached, 220 Volt Wiring
# of Garages	2

Interior

Interior Features	No Animal Home, No Smoking Home
Appliances	Dishwasher, Electric Stove, Microwave, Refrigerator, Washer/Dryer, Window Coverings
Heating	Forced Air
Cooling	None
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	None, Storage
Lot Description	Back Lane, Lawn, Garden, Irregular Lot
Roof	Asphalt Shingle
Construction	Wood Frame, Metal Siding
Foundation	Poured Concrete

Additional Information

Date Listed	August 28th, 2025
Days on Market	56
Zoning	R-CG

Listing Details

Listing Office	Real Estate Professionals Inc.
----------------	--------------------------------

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.