

# **\$574,900 - 207 Fallswater Road Ne, Calgary**

MLS® #A2220133

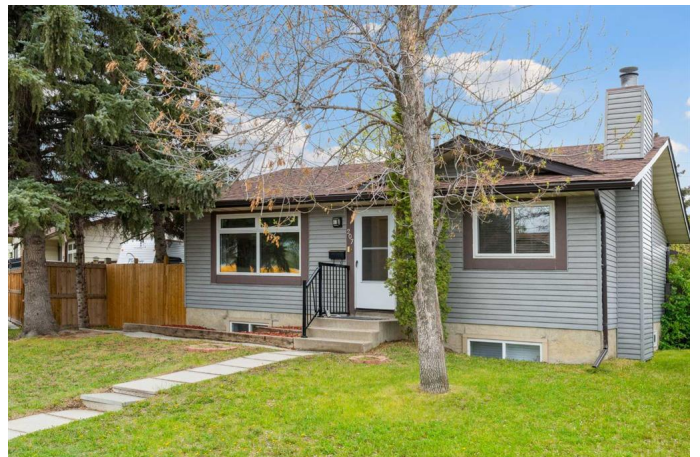
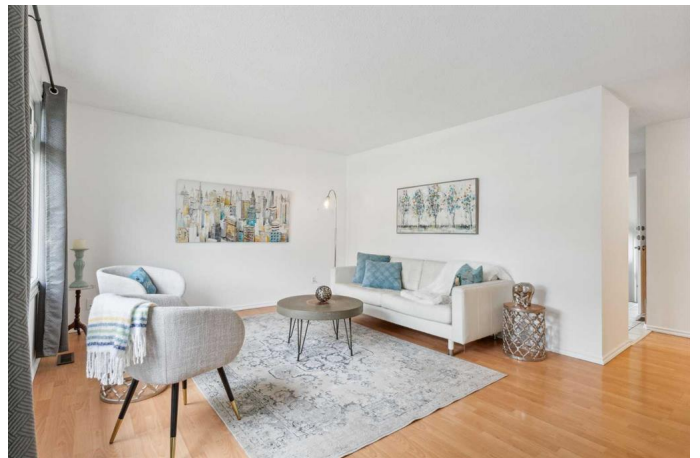
**\$574,900**

4 Bedroom, 2.00 Bathroom, 1,021 sqft

Residential on 0.11 Acres

Falconridge, Calgary, Alberta

An excellent opportunity to own an UPDATED, FULLY FINISHED BUNGALOW featuring an illegal SUITE in basement, with parking in an OVERSIZED DOUBLE GARAGE! Nestled on a QUIET STREET, this home is within WALKING DISTANCE to parks, scenic walking paths, schools, public transit, and the LRT station, making it ideal for families or commuters. RECENTLY UPDATED, this home boasts numerous improvements including NEWER TRIPLE PANE WINDOWS that flood the home with natural light, NEWER EXTERIOR METAL SIDING, SHINGLES, FASCIA & SOFFITS, MODERN LIGHT FIXTURES, FRESH PAINT (including ceilings), UPDATED LAMINATE and VINYL PLANK flooring and a RENOVATED MAIN BATHROOM. The kitchen includes some NEWER APPLIANCES such as a refrigerator and electric stove (2023), while the laundry area features UPGRADED WASHER and DRYER units. Additional enhancements include a NEW FURNACE MOTOR on a well-maintained furnace. The main floor offers a BRIGHT and SPACIOUS LIVING ROOM and a generously sized eat-in kitchen with room for a full-sized dining table. The master bedroom comfortably fits a KING-SIZED BED, while the two additional bedrooms are generously sized and share a beautifully RENOVATED FULL BATHROOM. The fully finished basement, with a SEPARATE ENTRANCE, features a very spacious living area complete with a WOOD BURNING



fireplace and feature wall with built-in shelves/cabinets, a kitchenette with space for a dining set, a fourth bedroom, a three-piece bathroom, and a versatile WALK-IN CLOSET/STORAGE ROOM. Large windows allow for lots of NATURAL LIGHT! Both levels have access to a private, shared laundry area. Set on a large, private pie-shaped lot, this property also includes an OVERSIZED DOUBLE GARAGE - perfect for vehicles, storage or workshop space. This home offers FANTASTIC VALUE for the savvy buyer and is ideal for a large family seeking comfort and convenience in a well-established neighborhood. With an elementary school just a few blocks away, PARK, WALKING PATHS, AMENITIES including various shops, and public transit options nearby, the location truly can't be beat!

Built in 1979

### Essential Information

MLS® #	A2220133
Price	\$574,900
Bedrooms	4
Bathrooms	2.00
Full Baths	2
Square Footage	1,021
Acres	0.11
Year Built	1979
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Active

### Community Information

Address	207 Fallswater Road Ne
Subdivision	Falconridge
City	Calgary

County	Calgary
Province	Alberta
Postal Code	T3J 1B2

### Amenities

Parking Spaces	2
Parking	Double Garage Detached
# of Garages	2

### Interior

Interior Features	No Animal Home, No Smoking Home, Separate Entrance, Vinyl Windows
Appliances	Dishwasher, Electric Stove, Microwave, Refrigerator, Washer/Dryer, Window Coverings
Heating	Forced Air
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Brick Facing, Family Room, Wood Burning
Has Basement	Yes
Basement	Exterior Entry, Finished, Full, Suite

### Exterior

Exterior Features	Private Yard
Lot Description	Back Lane, Back Yard, Landscaped, Pie Shaped Lot, Private
Roof	Asphalt
Construction	Metal Siding
Foundation	Poured Concrete

### Additional Information

Date Listed	May 16th, 2025
Days on Market	43
Zoning	R-CG

### Listing Details

Listing Office	RE/MAX Landan Real Estate
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