

# \$499,900 - 124 Falsby Road Ne, Calgary

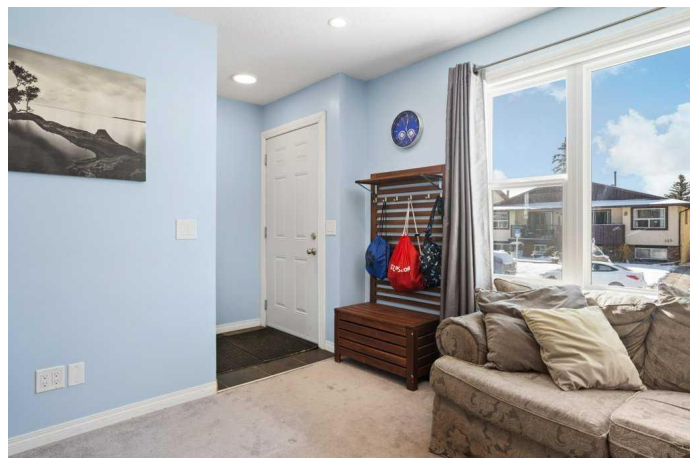
MLS® #A2199156

**\$499,900**

2 Bedroom, 1.00 Bathroom, 1,015 sqft  
Residential on 0.10 Acres

Falconridge, Calgary, Alberta

Located on a quiet street just steps from a park and green space, this home is packed with potential. The renovated main floor is loaded with smart home features while the partially developed permitted basement offers room to expand. Entering the front of the home, you'll notice a large southwest-facing window that fills the front living room with natural light, creating a bright and inviting space. The upgraded kitchen features a pantry, granite counters, garbage pullout drawer and a brand-new backsplash. A convenient central dining area makes it easy to spend time with family or hosting. The spacious primary bedroom includes a walk-in closet and easy access to the renovated 4-piece bathroom while a second bedroom completes the main floor. The home is equipped with Lutron smart control switches and a bridge which stays with the house and can be programmed for mobile and voice control. A separate rear entrance provides easy access to both the main floor and basement, adding to the property's future development potential. The basement is already partially framed and includes large egress windows, a roughed-in bathroom, an updated furnace and a tankless hot water system. Outside is a spacious backyard with a double garage and additional parking to fit more cars or an RV/Trailer. The garage is oversized, insulated and features a one-year-old garage door with MyQ smart capabilities. The house underwent a full



renovation in 2011, including new windows, plumbing, HVAC, electrical, insulation, drywall, cabinets, countertops, tile, roofing, trim and attic insulation. Additionally, all upper-floor walls, including interior ones, are insulated for enhanced comfort and efficiency. With quick access to major routes, the airport and the city, this home combines convenience with modern upgrades. Book your showing today!

Built in 1979

### **Essential Information**

MLS® #	A2199156
Price	\$499,900
Bedrooms	2
Bathrooms	1.00
Full Baths	1
Square Footage	1,015
Acres	0.10
Year Built	1979
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Active

### **Community Information**

Address	124 Falsby Road Ne
Subdivision	Falconridge
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3J 1B8

### **Amenities**

Parking Spaces	3
Parking	Double Garage Detached, Insulated, Oversized
# of Garages	2

### **Interior**

Interior Features	No Smoking Home, Open Floorplan, Pantry, Separate Entrance, Tankless Hot Water, Vinyl Windows, Walk-In Closet(s), Recessed Lighting, Smart Home
Appliances	Dishwasher, Electric Stove, Microwave Hood Fan, Refrigerator, Washer/Dryer, Window Coverings
Heating	High Efficiency, Forced Air
Cooling	None
Has Basement	Yes
Basement	Full, Unfinished

## Exterior

Exterior Features	Other
Lot Description	Back Lane, Back Yard, Front Yard, Rectangular Lot
Roof	Asphalt Shingle
Construction	Vinyl Siding
Foundation	Poured Concrete

## Additional Information

Date Listed	March 11th, 2025
Days on Market	1
Zoning	R-CG

## Listing Details

Listing Office	CIR Realty
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