

# \$649,000 - 4 Fallingworth Bay Ne, Calgary

MLS® #A2258343

**\$649,000**

4 Bedroom, 4.00 Bathroom, 1,573 sqft

Residential on 0.14 Acres

Falconridge, Calgary, Alberta

Welcome to this beautiful two-storey home in the mature community of Falconridge! Situated on a huge corner lot, this property features a legal basement suite with a private walk-up entry, making it perfect for extended family or rental income. The home is surrounded by excellent landscaping with multiple flower gardens and includes a charming sunroom to enjoy year-round. Upstairs, you'll find 3 spacious bedrooms and 2 full bathrooms; the master bed has its own ensuite. The main floor offers a bright living room, cozy family room, dining area, and a functional kitchen. The legal basement suite is complete with its own kitchen, living space, and private entrance, providing convenience and privacy. Current basement tenant is paying \$1200.00/month. Located within walking distance to schools, shopping centres, and amenities, this home offers both comfort and practicality. No poly B. Open house this Saturday(Oct 18) and Sunday(Oct 19) between 1:00 - 4:00 pm.

Built in 1988

## Essential Information

|            |           |
|------------|-----------|
| MLS® #     | A2258343  |
| Price      | \$649,000 |
| Bedrooms   | 4         |
| Bathrooms  | 4.00      |
| Full Baths | 3         |



|                |             |
|----------------|-------------|
| Half Baths     | 1           |
| Square Footage | 1,573       |
| Acres          | 0.14        |
| Year Built     | 1988        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | 2 Storey    |
| Status         | Active      |

### Community Information

|             |                       |
|-------------|-----------------------|
| Address     | 4 Fallingworth Bay Ne |
| Subdivision | Falconridge           |
| City        | Calgary               |
| County      | Calgary               |
| Province    | Alberta               |
| Postal Code | T3J1G3                |

### Amenities

|                |                        |
|----------------|------------------------|
| Parking Spaces | 2                      |
| Parking        | Double Garage Attached |
| # of Garages   | 2                      |

### Interior

|                   |                                                   |
|-------------------|---------------------------------------------------|
| Interior Features | No Animal Home, No Smoking Home                   |
| Appliances        | Dishwasher, Dryer, Refrigerator, Stove(s), Washer |
| Heating           | Forced Air, Natural Gas                           |
| Cooling           | None                                              |
| Fireplace         | Yes                                               |
| # of Fireplaces   | 1                                                 |
| Fireplaces        | Gas                                               |
| Has Basement      | Yes                                               |
| Basement          | Full                                              |

### Exterior

|                   |                          |
|-------------------|--------------------------|
| Exterior Features | Garden                   |
| Lot Description   | Rectangular Lot          |
| Roof              | Asphalt Shingle          |
| Construction      | Vinyl Siding, Wood Frame |
| Foundation        | Other                    |

**Additional Information**

|                |                      |
|----------------|----------------------|
| Date Listed    | September 18th, 2025 |
| Days on Market | 48                   |
| Zoning         | R-CG                 |

**Listing Details**

|                |            |
|----------------|------------|
| Listing Office | CIR Realty |
|----------------|------------|

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