# \$599,900 - 67 Fallswater Crescent Ne, Calgary

MLS® #A2264873

# \$599,900

5 Bedroom, 3.00 Bathroom, 1,034 sqft Residential on 0.11 Acres

Falconridge, Calgary, Alberta

Falconridge Bungalow with Oversized Garage & Suite Potential

Welcome to this extensively updated bungalow in the heart of Falconridge, offering 5 bedrooms and 2.5 bathrooms across two spacious levels. With a separate entrance and an R-CG zoned lot, this property is ideal for families, multi-generational living, or savvy investors looking to legalize the existing suite.

Step inside to find a bright and inviting main floor with a large living room, generous bedrooms, and updated finishes throughout. Recent upgrades include a new roof, windows, and flooringâ€"providing peace of mind for years to come. The lower level offers a huge living space, additional large bedrooms, and a dedicated common laundry area neatly tucked away at the bottom of the stairs.

The basement already features egress windows and excellent natural light, making it well-suited for a legal suite conversion.

Outside, enjoy a massive private lot complete with a large deck, oversized concrete pad, and an oversized garage for all your parking and storage needs.

Located on a quiet crescent with fantastic neighbors, this property combines comfort, flexibility, and investment potential. Don't miss your chance to own this one-of-a-kind opportunity in Falconridge!







## **Essential Information**

MLS® # A2264873 Price \$599,900

Bedrooms 5

Bathrooms 3.00

Full Baths 2
Half Baths 1

Square Footage 1,034 Acres 0.11 Year Built 1979

Type Residential
Sub-Type Detached
Style Bungalow

Status Active

# **Community Information**

Address 67 Fallswater Crescent Ne

Subdivision Falconridge

City Calgary
County Calgary
Province Alberta
Postal Code T3J 1B5

#### **Amenities**

Parking Spaces 2

Parking Additional Parking, Alley Access, Double Garage Detached

# of Garages 2

#### Interior

Interior Features Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan,

Pantry, Recessed Lighting, Storage, Vinyl Windows

Appliances Dishwasher, Dryer, Electric Stove, Range Hood, Washer

Heating Forced Air

Cooling None
Has Basement Yes
Basement Full

## **Exterior**

Exterior Features Dog Run, Garden, Lighting, Private Entrance, Private Yard, Storage

Lot Description Back Lane, Back Yard, Landscaped, Lawn, Level

Roof Asphalt Shingle

Construction Concrete, Vinyl Siding, Wood Frame

Foundation Poured Concrete

## **Additional Information**

Date Listed October 16th, 2025

Days on Market 19

Zoning R-CG

# **Listing Details**

Listing Office RE/MAX Complete Realty

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