

# \$440,000 - 55 Falbury Crescent Ne, Calgary

MLS® #A2207689

**\$440,000**

3 Bedroom, 2.00 Bathroom, 922 sqft

Residential on 0.06 Acres

Falconridge, Calgary, Alberta

The perfect Semi Detached (Half Duplex) Bi-Level with new Carpet, paint and renovated bathroom in Falconridge N.E. Calgary. Best Location with lots of parking space in front and back side of house. 2+1 Bedrooms, 2 full Bathrooms, Fully finished 1 bedrooms (illegal) basement (Maybe Possibility for 2nd bedroom too in the basement) with large living room, kitchen, Separate Entrance and separate common Laundry room. New roof on 2020. Near all Amenity's-Schools™s, Bus Stop, Sportsplex Plaza, Mcknight Village Shopping Centre. Church, grocery store, dental and family doctors, Pharmacy, other amenities and much more! Great opportunity. Don't miss the chance to buy this House.

Built in 1980

## Essential Information

MLS® #	A2207689
Price	\$440,000
Bedrooms	3
Bathrooms	2.00
Full Baths	2
Square Footage	922
Acres	0.06
Year Built	1980
Type	Residential
Sub-Type	Semi Detached
Style	Side by Side, Bi-Level



Status	Active
--------	--------

## Community Information

Address	55 Falbury Crescent Ne
Subdivision	Falconridge
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3J1H8

## Amenities

Parking Spaces	2
Parking	Off Street

## Interior

Interior Features	Ceiling Fan(s), No Animal Home, No Smoking Home
Appliances	Dishwasher, Dryer, Electric Range, Range Hood, Washer
Heating	Forced Air
Cooling	None
Has Basement	Yes
Basement	Exterior Entry, Finished, Full, Suite

## Exterior

Exterior Features	Private Yard
Lot Description	Back Lane, Back Yard
Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Frame
Foundation	Poured Concrete

## Additional Information

Date Listed	April 5th, 2025
Days on Market	26
Zoning	R-CG

## Listing Details

Listing Office	RE/MAX Real Estate (Central)
----------------	------------------------------

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® 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.