

# \$489,900 - 124 Falsby Road Ne, Calgary

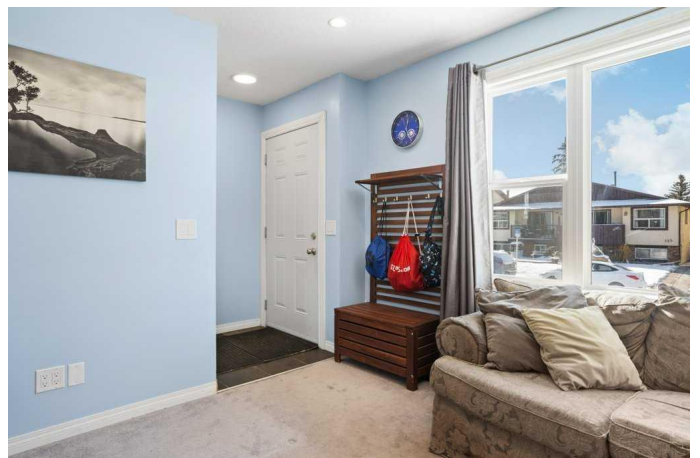
MLS® #A2199156

**\$489,900**

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

Falconridge, Calgary, Alberta

Investors!! New price & more pics! 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          | \$489,900   |
| 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, Oversized, Insulated |
| # of Garages   | 2  |

### Interior

|                   |   |
|-------------------|---|
| Interior Features | No Smoking Home, Open Floorplan, Pantry, Separate Entrance, Vinyl Windows, Walk-In Closet(s), Recessed Lighting, Smart Home, Tankless Hot Water |
| Appliances        | Dishwasher, Electric Stove, Microwave Hood Fan, Refrigerator, Washer/Dryer, Window Coverings  |
| Heating           | Forced Air, High Efficiency   |
| 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 | 25               |
| Zoning         | R-CG             |

## Listing Details

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

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