



84 Falconridge Place Calgary Alberta

\$489,000

FULL-SIZE LOT, LOTS OF POTENTIAL, GREAT LOCATION. Live up, Rent down! Great investment option to own a DETACHED HOME! Welcome to 84 Falconridge Crescent NE -- a spacious and updated bi-level home offering over 1,800 sq. ft. of developed living space in the heart of Falconridge. With 4 bedrooms, 2.5 bathrooms, and a separate entrance to a fully finished illegal basement suite, this home is an ideal fit for first-time buyers, multi-generational families, or savvy investors. The main level features laminate flooring, fresh paint, modern baseboards, stylish LED pot lighting, and a cozy wood-burning fireplace that adds warmth and charm. The open-concept living room is bright and welcoming, anchored by a stone feature fireplace and large windows that fill the space with natural light. The updated kitchen showcases new cabinetry and a beautiful countertop, flowing into the dining area with direct access to the rear deck -- perfect for relaxing or entertaining during warmer months. Two spacious bedrooms are found on this level, including a primary suite with a 2-piece ensuite, along with a fully renovated 4-piece main bathroom. Downstairs, the fully developed basement offers over 830 sq. ft. of additional living space, including a large family room, two more bedrooms with egress windows, a second full 4-piece bathroom, a second kitchen, and additional LED pot lighting throughout. The shared laundry area is conveniently located in the common area at the base of the stairs. Outside, the home features a rear parking pad that accommodates 2+ vehicles and a low-maintenance yard. Located just steps from schools, parks, shopping, and public transit, this property offers both convenience and long-term potential. Whether you're looking for a comfortable family home or an income-generating investment, 84 Falconridge Crescent NE is a must-see! (id:6769)

Kitchen 11.25 Ft x 12.83 Ft

Bedroom 8.83 Ft x 14.00 Ft

Bedroom 8.33 Ft x 13.17 Ft

Living room/Dining room 12.33 Ft x 14.75 Ft

4pc Bathroom .00 Ft x .00 Ft

Living room 13.25 Ft x 15.25 Ft

Dining room 7.75 Ft x 11.75 Ft

Kitchen 8.58 Ft x 8.75 Ft

Primary Bedroom 11.58 Ft x 13.00 Ft

Bedroom 9.33 Ft x 11.58 Ft

4pc Bathroom .00 Ft x .00 Ft

2pc Bathroom .00 Ft x .00 Ft

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