



## 67 Fallswater Crescent Calgary Alberta

\$559,900

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 flooring—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! (id:6769)

3pc Bathroom 8.75 Ft x 6.33 Ft

Bedroom 10.25 Ft x 9.92 Ft

Bedroom 10.67 Ft x 13.67 Ft

Den 8.42 Ft x 13.67 Ft

Kitchen 9.42 Ft x 8.00 Ft

Recreational, Games room 10.25 Ft x 10.50 Ft

Furnace 9.50 Ft x 14.83 Ft

2pc Bathroom 2.42 Ft x 7.00 Ft

4pc Bathroom 4.92 Ft x 7.83 Ft

Bedroom 10.08 Ft x 9.33 Ft

Bedroom 10.08 Ft x 8.83 Ft

Dining room 8.67 Ft x 6.08 Ft

Kitchen 12.17 Ft x 11.25 Ft

Living room 15.25 Ft x 13.58 Ft

Primary Bedroom 13.25 Ft x 11.83 Ft

Listing Presented By:



Originally Listed by:  
RE/MAX Complete Realty

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**RE/MAX Realty Professionals**

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