

# \$515,000 - 84 Falconridge Place Ne, Calgary

MLS® #A2238748

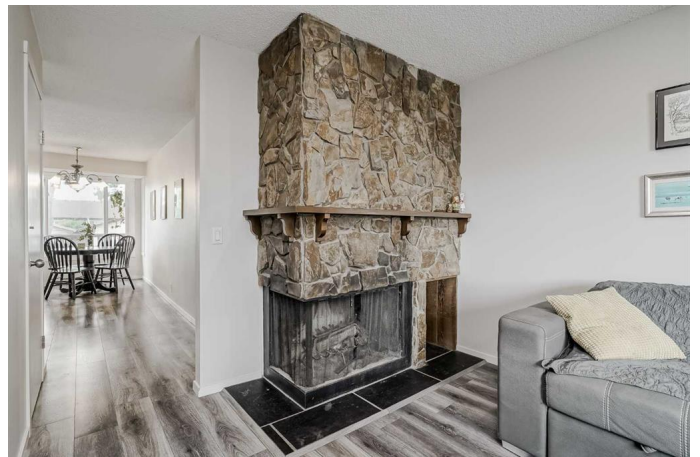
**\$515,000**

4 Bedroom, 3.00 Bathroom, 984 sqft

Residential on 0.11 Acres

Falconridge, Calgary, Alberta

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!

Built in 1979

**Essential Information**

MLS® #	A2238748
Price	\$515,000
Bedrooms	4
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	984
Acres	0.11
Year Built	1979
Type	Residential
Sub-Type	Detached
Style	Bi-Level
Status	Active

**Community Information**

Address	84 Falconridge Place Ne
Subdivision	Falconridge
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3J 1A6

**Amenities**

Parking Spaces	4
Parking	Off Street, Parking Pad

## Interior

Interior Features	Laminate Counters, Open Floorplan, See Remarks
Appliances	Dishwasher, Electric Stove, Range Hood, Refrigerator, Washer/Dryer
Heating	Forced Air
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Wood Burning
Has Basement	Yes
Basement	Finished, Full, Suite

## Exterior

Exterior Features	Garden, Lighting, Other, Playground, Private Yard
Lot Description	Back Lane, Back Yard, City Lot, Cul-De-Sac, Front Yard, Garden, Landscaped, Level, Private, Rectangular Lot
Roof	Asphalt Shingle
Construction	Vinyl Siding
Foundation	Poured Concrete

## Additional Information

Date Listed	July 10th, 2025
Days on Market	7
Zoning	R-CG

## Listing Details

Listing Office	eXp Realty
----------------	------------

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.