84 Fallswater Road NE
Calgary, Alberta

MLS # A2269765

$449,990

Division:	Falconridge
Type:	Residential/House
Style:	Bi-Level
Size:	810 sq.ft.
Age:	1979 (47 yrs old)
Beds:	4
Baths:	2
Garage:	Double Garage Detached
Lot Size:	0.10 Acre
Lot Feat:	Back Lane, Garden, Irregular Lot, Lawn

Heating:	Forced Air	**Water:**	-
Floors:	Carpet, Ceramic Tile, Laminate, Tile	**Sewer:**	-
Roof:	Asphalt Shingle	**Condo Fee:**	-
Basement:	Full	**LLD:**	-
Exterior:	Metal Siding , Wood Frame	**Zoning:**	R-CG
Foundation:	Poured Concrete	**Utilities:**	-
Features:	Laminate Counters		

Inclusions:	Shed

Welcome to 84 Fallswater Road NE! This charming bi-level home offers 4 bedrooms and 2 full bathrooms, ideally situated on a quiet crescent in the heart of Falconridge. Perfect for first-time buyers, growing families, or investors, this property combines comfort, functionality, and convenience. Inside, you’ll find a bright and inviting layout with new kitchen flooring and plenty of natural light throughout. The generous primary bedroom with en suite is located in the basement, offering a cool retreat during hot summer days. Over the years, the home has seen thoughtful updates, including roof, soffits, fascia, gutters, bathrooms, kitchen cabinetry, flooring, lighting, and more (completed around 2014). These past improvements, combined with ongoing care, make the home move-in ready with opportunity to add your personal touch. The spacious backyard is a gardener’s dream, complete with a large deck—perfect for summer barbecues and outdoor entertaining. The double detached garage with 220V power offers ample room for parking, storage, or a workshop. With an east-facing front that welcomes morning sun and a west backyard bathed in afternoon light, this property strikes the perfect balance. Plus, it’s close to schools, transit, shopping, and restaurants, making daily living easy and convenient. Whether you’re looking for a place to call home or a solid investment property, 84 Fallswater Road NE is an excellent choice.