

# \$584,900 - 67 Fallswater Road Ne, Calgary

MLS® #A2236752

## \$584,900

5 Bedroom, 3.00 Bathroom, 1,034 sqft

Residential on 0.10 Acres

Falconridge, Calgary, Alberta

Ideal detached property for first-time buyers, investors, or multi-family households smart, turnkey layout with illegal basement suite with separate rear entry. Fully renovated up and down.

Main Level offers 3 spacious bedrooms + stylish 4-pc bathroom and 1/2 bath, well appointed kitchen and laundry room.

Illegal Basement suite includes 2 bedrooms, 4-pc bathroom, rec area, kitchen and separate rear entranceâ€”perfect for rental income, guests, or multigenerational living, added bonus of a separate basement laundry.

Renovated throughout: modern finishes, fresh paint, updated fixturesâ€”move-in ready.

Outdoor space: oversized backyardâ€”ample room for summer barbecues, kidsâ€™™ activities, or future landscaping projects. Fantastic location in close proximity to public transit, all amenities and schools.

Built in 1979

## Essential Information

MLS® #	A2236752
Price	\$584,900
Bedrooms	5
Bathrooms	3.00



Full Baths	2
Half Baths	1
Square Footage	1,034
Acres	0.10
Year Built	1979
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Active

### Community Information

Address	67 Fallswater Road Ne
Subdivision	Falconridge
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3J 1B2

### Amenities

Parking Spaces	2
Parking	Parking Pad

### Interior

Interior Features	No Animal Home, No Smoking Home, Pantry, Quartz Counters
Appliances	Electric Range, Refrigerator, Washer/Dryer
Heating	Forced Air
Cooling	None
Has Basement	Yes
Basement	Exterior Entry, Finished, Full, Suite

### Exterior

Exterior Features	Playground
Lot Description	Rectangular Lot
Roof	Asphalt Shingle
Construction	Wood Frame
Foundation	Poured Concrete

### Additional Information

Date Listed	July 3rd, 2025
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Days on Market	74
Zoning	R-CG

## **Listing Details**

Listing Office	TREC The Real Estate Company
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