

# \$559,000 - 207 Fallswater Road Ne, Calgary

MLS® #A2258804

**\$559,000**

4 Bedroom, 2.00 Bathroom, 1,030 sqft

Residential on 0.11 Acres

Falconridge, Calgary, Alberta

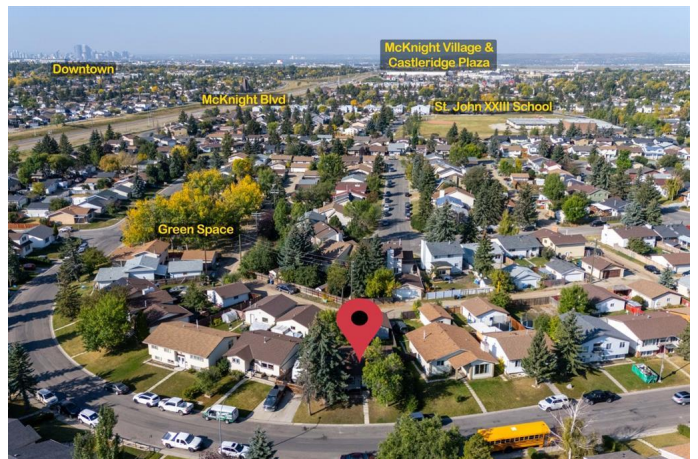
OPEN HOUSE SAT NOV 01 BETWEEN 2-4 PM. Welcome to this beautifully updated and fully finished bungalow in Falconridge, complete with an illegal basement suite and an oversized double garage! This well-kept home is loaded with upgrades including triple-pane windows (2022), new shingles, metal siding, fascia, and soffits, fresh paint throughout, modern light fixtures, newer appliances (stove 2023, washer/dryer 2019). The bright main floor offers a spacious living room with large east-facing windows, a refreshed kitchen and dining nook, three generously sized bedrooms, and a renovated full bathroom. The basement, with its own separate entrance, features a large living and dining space with a cozy wood-burning fireplace, kitchenette, bedroom with egress window, three-piece bath, and plenty of storage – perfect for extended family or rental potential. Outside, enjoy a private, fully fenced pie-shaped yard with mature trees, garden beds, and no sidewalk to shovel. Located on a quiet street within walking distance to parks, schools, the NE Sportsplex, public transit, and the McKnight-Westwinds LRT station, this home offers incredible value and convenience for families and investors alike!

Built in 1979

## Essential Information

MLS® #

A2258804



|                |             |
|----------------|-------------|
| Price          | \$559,000   |
| Bedrooms       | 4           |
| Bathrooms      | 2.00        |
| Full Baths     | 2           |
| Square Footage | 1,030       |
| Acres          | 0.11        |
| Year Built     | 1979        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | Bungalow    |
| Status         | Active      |

### Community Information

|             |                        |
|-------------|------------------------|
| Address     | 207 Fallswater Road Ne |
| Subdivision | Falconridge            |
| City        | Calgary                |
| County      | Calgary                |
| Province    | Alberta                |
| Postal Code | T3J 1B2                |

### Amenities

|                |                        |
|----------------|------------------------|
| Parking Spaces | 2                      |
| Parking        | Double Garage Detached |
| # of Garages   | 2                      |

### Interior

|                   |                                                                                     |
|-------------------|-------------------------------------------------------------------------------------|
| Interior Features | Separate Entrance, Vinyl Windows                                                    |
| Appliances        | Dishwasher, Electric Range, Microwave, Refrigerator, Washer/Dryer, Window Coverings |
| Heating           | Forced Air, Natural Gas                                                             |
| Cooling           | None                                                                                |
| Fireplace         | Yes                                                                                 |
| # of Fireplaces   | 1                                                                                   |
| Fireplaces        | Wood Burning                                                                        |
| Has Basement      | Yes                                                                                 |
| Basement          | Full                                                                                |

### Exterior

|                   |              |
|-------------------|--------------|
| Exterior Features | Private Yard |
|-------------------|--------------|

|                 |                                                                           |
|-----------------|---------------------------------------------------------------------------|
| Lot Description | Back Lane, Back Yard, Interior Lot, Irregular Lot, Reverse Pie Shaped Lot |
| Roof            | Asphalt Shingle                                                           |
| Construction    | Metal Siding                                                              |
| Foundation      | Poured Concrete                                                           |

### **Additional Information**

|                |                      |
|----------------|----------------------|
| Date Listed    | September 19th, 2025 |
| Days on Market | 41                   |
| Zoning         | R-CG                 |

### **Listing Details**

|                |                        |
|----------------|------------------------|
| Listing Office | RE/MAX Complete Realty |
|----------------|------------------------|

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