

\$364,900 - 7 Falbury Crescent Ne, Calgary

MLS® #A2265920

\$364,900

3 Bedroom, 2.00 Bathroom, 984 sqft
Residential on 0.07 Acres

Falconridge, Calgary, Alberta

This 3-bedroom, 1.5-bath semi-detached home in Falconridge offers solid value with a smart layout and recent updates throughout. With 984 sq.ft. above grade plus a finished basement, there's nearly 2,000 sq.ft. of total living space.

The main floor includes a spacious living room, separate dining area, and a kitchen that's efficient and easy to work in. Vinyl plank flooring has been installed throughout the home, and all the walls and ceilings have been freshly painted. Upgraded windows improve both comfort and energy savings. The primary bedroom has a 2-piece ensuite, and two more bedrooms share a full 4-piece bath.

Downstairs, the finished basement adds a big family room, a flexible open area, and a large laundry/utility space with extra room for storage or projects. Outside, there's a single detached garage with new shingles - perfect for parking or extra storage - and concrete parking pad at the front for visitors or RV parking.

Recent improvements include a new hot water tank and bathroom fan. The home is within walking distance to schools, shops, and the local rec centre. Quick access to Stoney Trail makes commuting simple.

Owner-occupied and well cared for, with bonus renovation materials (extra vinyl plank, ceramic tile, vent covers) included for future updates. A solid opportunity in a well-connected northeast neighbourhood.



Built in 1979

Essential Information

MLS® #	A2265920
Price	\$364,900
Bedrooms	3
Bathrooms	2.00
Full Baths	1
Half Baths	1
Square Footage	984
Acres	0.07
Year Built	1979
Type	Residential
Sub-Type	Semi Detached
Style	Side by Side, Bi-Level
Status	Active

Community Information

Address	7 Falbury Crescent Ne
Subdivision	Falconridge
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3J 1H8

Amenities

Parking Spaces	1
Parking	Additional Parking, Alley Access, Concrete Driveway, Garage Faces Rear, See Remarks, Single Garage Detached
# of Garages	1

Interior

Interior Features	Ceiling Fan(s), Closet Organizers, Laminate Counters, No Smoking Home, Recessed Lighting
Appliances	Dryer, Electric Range, Washer
Heating	Central, Forced Air, Natural Gas, Mid Efficiency
Cooling	None
Has Basement	Yes
Basement	Full

Exterior

Exterior Features	Other, Private Entrance
Lot Description	Back Lane, Back Yard, Front Yard, Landscaped, Level, Rectangular Lot
Roof	Asphalt Shingle
Construction	Vinyl Siding
Foundation	Poured Concrete

Additional Information

Date Listed	October 22nd, 2025
Days on Market	9
Zoning	R-CG

Listing Details

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

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® 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.