



GRASSROOTS
REALTY GROUP

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84 Falconridge Place NE
Calgary, Alberta

MLS # A2246588



\$500,000

Division:	Falconridge		
Type:	Residential/House		
Style:	Bi-Level		
Size:	984 sq.ft.	Age:	1979 (46 yrs old)
Beds:	4	Baths:	2 full / 1 half
Garage:	Off Street, Parking Pad		
Lot Size:	0.11 Acre		
Lot Feat:	Back Lane, Back Yard, City Lot, Cul-De-Sac, Front Yard, Garden, Landscaped		

Heating:	Forced Air	Water:	-
Floors:	Laminate, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full, Suite	LLD:	-
Exterior:	Vinyl Siding	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Laminate Counters, Open Floorplan, See Remarks		

Inclusions: basement kitchen appliances

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!

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