



**GRASSROOTS**  
REALTY GROUP

1-833-477-6687  
aloha@grassrootsrealty.ca

**7 Falbury Crescent NE**  
**Calgary, Alberta**

**MLS # A2265920**



**\$364,900**

|                  |                                                                            |               |                   |
|------------------|----------------------------------------------------------------------------|---------------|-------------------|
| <b>Division:</b> | Falconridge                                                                |               |                   |
| <b>Type:</b>     | Residential/Duplex                                                         |               |                   |
| <b>Style:</b>    | Attached-Side by Side, Bi-Level                                            |               |                   |
| <b>Size:</b>     | 984 sq.ft.                                                                 | <b>Age:</b>   | 1979 (46 yrs old) |
| <b>Beds:</b>     | 3                                                                          | <b>Baths:</b> | 1 full / 1 half   |
| <b>Garage:</b>   | Additional Parking, Alley Access, Concrete Driveway, Garage Faces Rear, Se |               |                   |
| <b>Lot Size:</b> | 0.07 Acre                                                                  |               |                   |
| <b>Lot Feat:</b> | Back Lane, Back Yard, Front Yard, Landscaped, Level, Rectangular Lot       |               |                   |

|                    |                                                                                          |                   |      |
|--------------------|------------------------------------------------------------------------------------------|-------------------|------|
| <b>Heating:</b>    | Central, Mid Efficiency, Forced Air, Natural Gas                                         | <b>Water:</b>     | -    |
| <b>Floors:</b>     | Carpet, Ceramic Tile, Vinyl                                                              | <b>Sewer:</b>     | -    |
| <b>Roof:</b>       | Asphalt Shingle                                                                          | <b>Condo Fee:</b> | -    |
| <b>Basement:</b>   | Finished, Full                                                                           | <b>LLD:</b>       | -    |
| <b>Exterior:</b>   | Vinyl Siding                                                                             | <b>Zoning:</b>    | R-CG |
| <b>Foundation:</b> | Poured Concrete                                                                          | <b>Utilities:</b> | -    |
| <b>Features:</b>   | Ceiling Fan(s), Closet Organizers, Laminate Counters, No Smoking Home, Recessed Lighting |                   |      |

**Inclusions:** Hood Fan

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 &mdash; 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.