



GRASSROOTS
REALTY GROUP

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252 fallswater Road NE
Calgary, Alberta

MLS # A2310234



\$599,999

Division:	Falconridge		
Type:	Residential/House		
Style:	Bi-Level		
Size:	1,091 sq.ft.	Age:	1979 (47 yrs old)
Beds:	5	Baths:	3
Garage:	Double Garage Attached		
Lot Size:	0.11 Acre		
Lot Feat:	Back Lane, Back Yard, Few Trees, See Remarks		

Heating:	Forced Air	Water:	-
Floors:	Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Storage		

Inclusions: NA

Welcome to 252 Fallswater Road NE, a spacious and well-maintained bi-level residence positioned on a large lot in the mature community of Falconridge. Designed with functionality and flexibility in mind, the main level offers 3 generous bedrooms, including a primary bedroom with a private 3-piece ensuite, a full 4-piece bathroom, a bright living area, dining space, and a practical kitchen layout. The fully finished lower level adds valuable living space with 2 additional bedrooms and an illegal suite, ideal for extended family living or future income potential, subject to municipal approval and compliance. The exterior is a major highlight, featuring an oversized double detached garage along with an additional 2-car concrete parking pad. Located near schools, parks, transit, shopping, and key NE Calgary amenities, this property is an excellent opportunity for buyers seeking space, versatility, and pride of ownership in an established neighbourhood.