



GRASSROOTS
REALTY GROUP

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84 Falconridge Place NE
Calgary, Alberta

MLS # A2332340



\$435,000

Division:	Falconridge		
Type:	Residential/House		
Style:	Bi-Level		
Size:	1,019 sq.ft.	Age:	1979 (47 yrs old)
Beds:	4	Baths:	2 full / 1 half
Garage:	Off Street, Parking Pad, Paved		
Lot Size:	0.01 Acre		
Lot Feat:	Back Yard, Few Trees, Front Yard, Garden, Private, Rectangular Lot, Yard Lig		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Laminate, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Concrete, Vinyl Siding	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Laminate Counters, No Smoking Home, Recessed Lighting		

Inclusions: N/A

Welcome to 84 Falconridge Place NE, a detached bi-level home that perfectly balances turnkey cash flow with long-term potential. Offering over 1,800 sq. ft. of developed living space. The bright main level features modern updates throughout, including fresh paint, LED pot lighting, a stone-accented, wood-burning fireplace, an updated kitchen, a private rear deck, and two spacious bedrooms, including a primary with a 2-piece ensuite. A shared front entrance splits the top and bottom, which leads to the fully developed 2-bedroom, illegally suited basement complete with proper egress windows, a second full kitchen, and a large family room. At the same time, a shared laundry area serves both levels. Enjoy complete peace of mind with a brand new furnace, a low maintenance yard, and a rear parking pad for 2+ vehicles. Exceptionally located just steps from schools, parks, shopping, and public transit, this versatile property represents a premier opportunity for first-time home buyers, savvy investors or homeowners seeking built-in income potential. Call your favourite realtor today.