

# \$440,000 - 55 Falbury Crescent Ne, Calgary

MLS® #A2207689

**\$440,000**

3 Bedroom, 2.00 Bathroom, 922 sqft  
Residential on 0.06 Acres

Falconridge, Calgary, Alberta

The perfect Semi Detached (Half Duplex) Bi-Level with new Carpet, paint and renovated bathroom in Falconridge N.E. Calgary. Best Location with lots of parking space in front and back side of house. 2+1 Bedrooms, 2 full Bathrooms, Fully finished 1 bedrooms (illegal) basement (Maybe Possibility for 2nd bedroom too in the basement) with large living room, kitchen, Separate Entrance and separate common Laundry room. New roof on 2020. Near all Amenity's-Schools, Bus Stop, Sportsplex Plaza, Mcknight Village Shopping Centre. Church, grocery store, dental and family doctors, Pharmacy, other amenities and much more! Great opportunity. Don't miss the chance to buy this House.

Built in 1980

## Essential Information

MLS® #	A2207689
Price	\$440,000
Bedrooms	3
Bathrooms	2.00
Full Baths	2
Square Footage	922
Acres	0.06
Year Built	1980
Type	Residential
Sub-Type	Semi Detached
Style	Side by Side, Bi-Level



Status Active

## Community Information

Address 55 Falbury Crescent Ne  
Subdivision Falconridge  
City Calgary  
County Calgary  
Province Alberta  
Postal Code T3J1H8

## Amenities

Parking Spaces 2  
Parking Off Street

## Interior

Interior Features Ceiling Fan(s), No Animal Home, No Smoking Home  
Appliances Dishwasher, Dryer, Electric Range, Range Hood, Washer  
Heating Forced Air  
Cooling None  
Has Basement Yes  
Basement Exterior Entry, Finished, Full, Suite

## Exterior

Exterior Features Private Yard  
Lot Description Back Lane, Back Yard  
Roof Asphalt Shingle  
Construction Vinyl Siding, Wood Frame  
Foundation Poured Concrete

## Additional Information

Date Listed April 5th, 2025  
Days on Market 4  
Zoning R-CG

## Listing Details

Listing Office RE/MAX Real Estate (Central)

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.