

# \$499,900 - 120 Falchurch Crescent Ne, Calgary

MLS® #A2232981

**\$499,900**

3 Bedroom, 2.00 Bathroom, 867 sqft

Residential on 0.13 Acres

Falconridge, Calgary, Alberta

Lots of potential for this massive R-CG zoned lot! This home is set back from the road, on a quiet cul-de-sac with mature trees, a huge back yard with RV Parking and a paved back lane. Walking distance to schools, transit and shopping nearby makes this a fantastic location! There is an immense patio area, a generous deck with a wood bbq and still plenty of room for a spectacular garden and throw a ball around. No public sidewalks to worry about keeping clear of snow! Entry to the home is a standard bilevel with a split staircase going up or down. Starting on the main level is a lovely living room with a large picture window framing the trees outside. There is a fantastic wood burning fireplace with a mantle for a retro look. The living room flows into the dining room overlooking the back deck through the french doors. Just around the corner is the perfect kitchen layout featuring stainless steel appliances. There is hardwood floors on the main, water efficient fixtures and LED lighting throughout. Above the sink is another large window looking out onto the backyard. You can send the kids out to play and be able to watch them while you cook dinner. Just down the hallway is the primary bedroom with plenty of room for a king sized bed and a secondary bedroom. Downstairs is a large family room with another fireplace, the 3rd bedroom and an ensuite bathroom. There is also a large laundry room with plenty of room for storage. Don't forget the double detached garage out back with a gas line! This



is a fantastic opportunity, don't miss it!

Built in 1980

**Essential Information**

MLS® #	A2232981
Price	\$499,900
Bedrooms	3
Bathrooms	2.00
Full Baths	2
Square Footage	867
Acres	0.13
Year Built	1980
Type	Residential
Sub-Type	Detached
Style	Bi-Level
Status	Active

**Community Information**

Address	120 Falchurch Crescent Ne
Subdivision	Falconridge
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3J 1K1

**Amenities**

Parking Spaces	2
Parking	Double Garage Detached
# of Garages	2

**Interior**

Interior Features	French Door, Laminate Counters, No Smoking Home
Appliances	Dishwasher, Dryer, Electric Stove, Range Hood, Refrigerator, Washer
Heating	Forced Air
Cooling	None
Fireplace	Yes
# of Fireplaces	1

Fireplaces	Living Room, Mantle, Stone, Wood Burning, Raised Hearth
Has Basement	Yes
Basement	Finished, Full

## Exterior

Exterior Features	Other
Lot Description	Back Lane, Back Yard, Cul-De-Sac, Pie Shaped Lot
Roof	Asphalt Shingle
Construction	Wood Frame
Foundation	Poured Concrete

## Additional Information

Date Listed	June 24th, 2025
Days on Market	4
Zoning	R-CG

## Listing Details

Listing Office	Ally Realty
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