

# \$699,000 - 4 Fallingworth Bay Ne, Calgary

MLS® #A2258343

**\$699,000**

4 Bedroom, 4.00 Bathroom, 1,573 sqft

Residential on 0.14 Acres

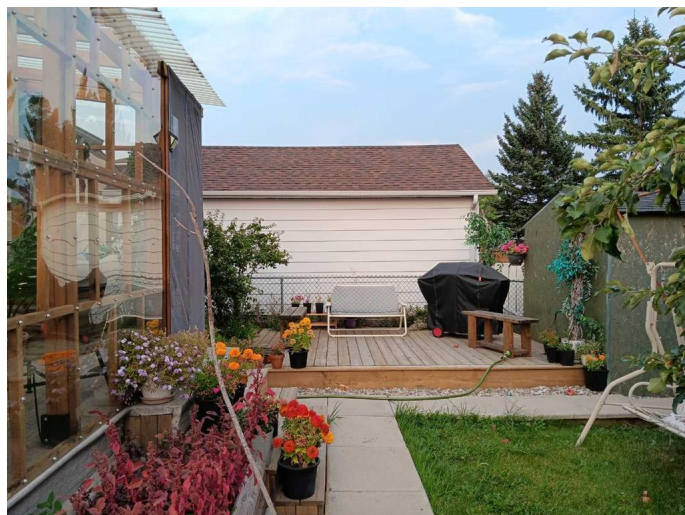
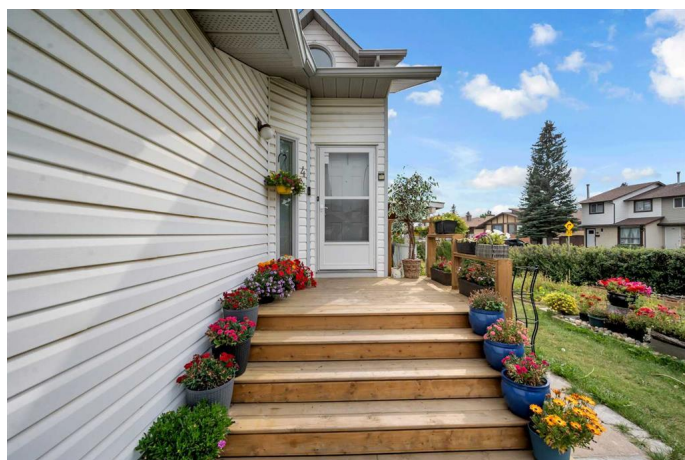
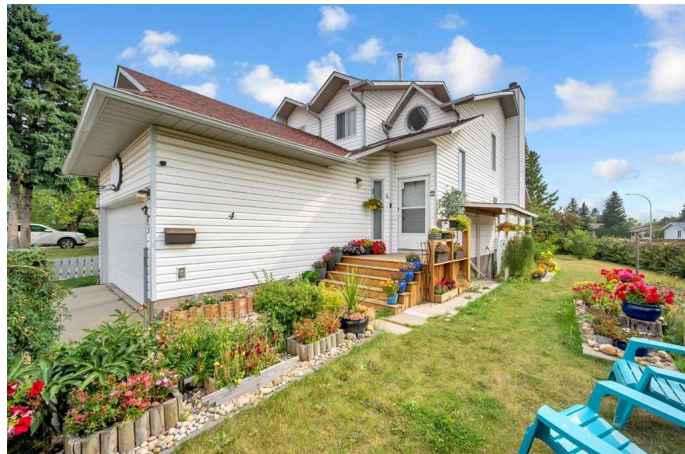
Falconridge, Calgary, Alberta

Welcome to this beautiful two-storey home in the mature community of Falconridge! Situated on a huge corner lot, this property features a legal basement suite with a private walk-up entry, making it perfect for extended family or rental income. The home is surrounded by excellent landscaping with multiple flower gardens and includes a charming sunroom to enjoy year-round. Upstairs, you'll find 3 spacious bedrooms and 2 full bathrooms; the master bed has its own ensuite. The main floor offers a bright living room, cozy family room, dining area, and a functional kitchen. The legal basement suite is complete with its own kitchen, living space, and private entrance, providing convenience and privacy. Located within walking distance to schools, shopping centres, and amenities, this home offers both comfort and practicality. No poly B.

Built in 1988

## Essential Information

|                |           |
|----------------|-----------|
| MLS® #         | A2258343  |
| Price          | \$699,000 |
| Bedrooms       | 4         |
| Bathrooms      | 4.00      |
| Full Baths     | 3         |
| Half Baths     | 1         |
| Square Footage | 1,573     |
| Acres          | 0.14      |



|            |             |
|------------|-------------|
| Year Built | 1988        |
| Type       | Residential |
| Sub-Type   | Detached    |
| Style      | 2 Storey    |
| Status     | Active      |

### Community Information

|             |                       |
|-------------|-----------------------|
| Address     | 4 Fallingworth Bay Ne |
| Subdivision | Falconridge           |
| City        | Calgary               |
| County      | Calgary               |
| Province    | Alberta               |
| Postal Code | T3J1G3                |

### Amenities

|                |                        |
|----------------|------------------------|
| Parking Spaces | 2                      |
| Parking        | Double Garage Attached |
| # of Garages   | 2                      |

### Interior

|                   |                                                   |
|-------------------|---------------------------------------------------|
| Interior Features | No Animal Home, No Smoking Home                   |
| Appliances        | Dishwasher, Dryer, Refrigerator, Stove(s), Washer |
| Heating           | Forced Air, Natural Gas                           |
| Cooling           | None                                              |
| Fireplace         | Yes                                               |
| # of Fireplaces   | 1                                                 |
| Fireplaces        | Gas                                               |
| Has Basement      | Yes                                               |
| Basement          | Exterior Entry, Full, Suite, Walk-Up To Grade     |

### Exterior

|                   |                          |
|-------------------|--------------------------|
| Exterior Features | Garden                   |
| Lot Description   | Rectangular Lot          |
| Roof              | Asphalt Shingle          |
| Construction      | Vinyl Siding, Wood Frame |
| Foundation        | Other                    |

### Additional Information

|             |                      |
|-------------|----------------------|
| Date Listed | September 18th, 2025 |
|-------------|----------------------|

|                |      |
|----------------|------|
| Days on Market | 1    |
| Zoning         | R-CG |

## **Listing Details**

|                |            |
|----------------|------------|
| Listing Office | CIR Realty |
|----------------|------------|

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