

# \$475,000 - 84 Fallswater Road Ne, Calgary

---

MLS® #A2250566

**\$475,000**

4 Bedroom, 2.00 Bathroom, 810 sqft  
Residential on 0.10 Acres

Falconridge, Calgary, Alberta

Welcome to 84 Fallswater Road NE!

This charming bi-level home offers 4 bedrooms and 2 full bathrooms, ideally situated on a quiet crescent in the heart of Falconridge. Perfect for first-time buyers, growing families, or investors, this property combines comfort, functionality, and convenience.

Inside, youâ€™ll find a bright and inviting layout with new kitchen flooring and plenty of natural light throughout. The generous primary bedroom with ensuite is located in the basement, offering a cool retreat during hot summer days.

Over the years, the home has seen thoughtful updates, including roof, soffits, fascia, gutters, bathrooms, kitchen cabinetry, flooring, lighting, and more (completed around 2014). These past improvements, combined with ongoing care, make the home move-in ready with opportunity to add your personal touch.

The spacious backyard is a gardenerâ€™s dream, complete with a large deckâ€”perfect for summer barbecues and outdoor entertaining. The double detached garage with 220V power offers ample room for parking, storage, or a workshop.

With an east-facing front that welcomes morning sun and a west backyard bathed in



afternoon light, this property strikes the perfect balance. Plus, it's close to schools, transit, shopping, and restaurants, making daily living easy and convenient.

Whether you're looking for a place to call home or a solid investment property, 84 Fallswater Road NE is an excellent choice.

Built in 1979

**Essential Information**

|                |             |
|----------------|-------------|
| MLS® #         | A2250566    |
| Price          | \$475,000   |
| Bedrooms       | 4           |
| Bathrooms      | 2.00        |
| Full Baths     | 2           |
| Square Footage | 810         |
| Acres          | 0.10        |
| Year Built     | 1979        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | Bi-Level    |
| Status         | Active      |

**Community Information**

|             |                       |
|-------------|-----------------------|
| Address     | 84 Fallswater Road Ne |
| Subdivision | Falconridge           |
| City        | Calgary               |
| County      | Calgary               |
| Province    | Alberta               |
| Postal Code | T3J1B1                |

**Amenities**

|                |                                         |
|----------------|-----------------------------------------|
| Parking Spaces | 2                                       |
| Parking        | Double Garage Detached, 220 Volt Wiring |
| # of Garages   | 2                                       |

**Interior**

|                   |                                                                                     |
|-------------------|-------------------------------------------------------------------------------------|
| Interior Features | No Animal Home, No Smoking Home                                                     |
| Appliances        | Dishwasher, Electric Stove, Microwave, Refrigerator, Washer/Dryer, Window Coverings |
| Heating           | Forced Air                                                                          |
| Cooling           | None                                                                                |
| Has Basement      | Yes                                                                                 |
| Basement          | Finished, Full                                                                      |

## Exterior

|                   |                                        |
|-------------------|----------------------------------------|
| Exterior Features | None, Storage                          |
| Lot Description   | Back Lane, Garden, Irregular Lot, Lawn |
| Roof              | Asphalt Shingle                        |
| Construction      | Wood Frame, Metal Siding               |
| Foundation        | Poured Concrete                        |

## Additional Information

|                |                   |
|----------------|-------------------|
| Date Listed    | August 28th, 2025 |
| Days on Market | 20                |
| Zoning         | R-CG              |

## Listing Details

|                |                                |
|----------------|--------------------------------|
| Listing Office | Real Estate Professionals Inc. |
|----------------|--------------------------------|

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.