164 Faldale Close NE

Calgary | Active | MLS® A2354382

$450,000









Bedrooms	Bathrooms	Year Built	Living area
5	**3**	**1981**	**1,025 sq. ft.**

Your next move starts with a conversation.

403-830-5152 | tiwana@maltiwana.ca

Listed by Century 21 Bamber Realty LTD.

A closer look

HOME SWEET HOME! GREAT INVESTMENT PROPERTY POTENTIAL! This is your amazing investment and affordable opportunity to own a charming illegally SUITED BUNGALOW situated on a spacious lot in popular Falconridge! CURRENTLY THE HOME OFFERS 5 BEDROOMS + 5 FLEX FOOMS + 2.5 bathrooms and 1,903 SQFT of fully finished living space throughout. THIS ROOMING HOUSE CAN EASILY BE CONVERTED BACK TO A 3 BEDROOM UP AND A 2 BEDROOM DOWN WITH 2 TOTALLY SEPERATE UNITS. THIS IS AN IDEAL MORTGAGE HELPER FOR THOSE THAT WOULD LIKE TO LIVE IN ONE OF THE UNITS OR YOU CAN CONTINUE TO COLLECT PREMIUM RENTS RUNNING THIS HOME AS A ROOMING HOUSE WITH A LIVE IN HOUSE MANAGER. The main floor features 3 bedrooms, a 4 piece bathroom, a 2 piece vanity bathroom, two flex spaces/ dens, laundry, and a fully equipped kitchen. The ILLEGALLY SUITED BASEMENT with separate side entrance leading to the fully developed basement has a separate entrance offering amazing value with 2 bedrooms, walk-in closet, 2 flex spaces/dens, private laundry, 4 piece bathroom, living room, a full kitchen and utility room with storage space. Outside, there is a parking pad and a fully fenced backyard with a spacious wood patio and concrete patio area. The back lane goes to a bus stop and small strip plaza. PERFECT LOCATION close to parks, schools, shopping, Coop, public transportation, major roadways and various other major amenities. You do not want to miss out on this opportunity if you are a FIRST TIME HOME BUYER or an INVESTOR looking for excellent rental income! Book your private viewing today!

Property details

Status	Active
Prop. Type	Residential
MLS® Num	A2354382
Bedrooms	5
Bathrooms	3
Year Built	1981
Property Type:	Residential
Property Sub Type:	Detached
Condo Type:	Not a Condo
Transaction Type:	For Sale
Suite:	Yes
Num Legal Suites:	0
Num Illegal Suites:	1
Home Style:	Bungalow

Total Living Area:	1,025 sq. ft.
Main Level Finished Area:	1,025 sq. ft.
Below Grade Finished Area:	878.2 sq. ft.
Acreage:	No
Lot Area:	3,250 sq. ft.
Lot Frontage:	31'10"
Front Exposure:	East
Unit Exposure:	East
Levels:	One
Total Rooms Above Grade:	8
Year built:	1981 (Age: 45)
Bedrooms:	5 (Above Grd: 3)
Bedrooms Above Grade:	3
Bedrooms On Main:	3
Bedrooms Below Grade:	2
Bathrooms:	3.0 (Full:2, Half:1)
Num Ensuite Baths:	1
Plan:	8011556
Heating:	Forced Air, Natural Gas
Basement:	Full, Finished, Separate/Exterior Entry
Foundation:	Poured Concrete
New Constr.:	No
Construction Material:	Vinyl Siding, Wood Frame, Wood Siding
Structure Type:	House
Roof:	Asphalt Shingle
Ensuite:	Yes

Flooring:	Carpet, Laminate
Cooling:	None
Fireplaces:	0
Garage:	No
Parking:	On Street, Parking Pad
Parking Places:	2
Parking Total/Covered:	2 / -
Laundry Features:	Lower Level, Main Level
City Quadrant:	Northeast
Community:	Falconridge
Appliances:	Electric Stove, Range Hood, Refrigerator, Washer/Dryer Stacked
Inclusions:	NONE
Restrictions:	None Known
Main Floor	Foyer · 6'11" × 4'9" ·
Main Floor	Living Room · 20' × 16'1" ·
Main Floor	Kitchen · 11'10" × 10'4" ·
Main Floor	Den · 8'6" × 7' ·
Main Floor	Bedroom - Primary · 12'1" × 10'8" ·
Main Floor	Bedroom · 9'6" × 8'9" ·
Main Floor	Bedroom · 9'7" × 8'11" ·
Main Floor	Den · 8'8" × 8'8" ·
Basement	Kitchen · 11'1" × 9'2" ·
Basement	Laundry · 12'10" × 4'11" ·
Basement	Den · 16' × 14'8" ·
Basement	Den · 8'8" × 8'8" ·
Basement	Bedroom · 17'1" × 8'11" ·

Basement	Walk-In Closet · 7'2" × 4' ·
Basement	Bedroom · 10'8" × 8'11" ·
Title to Land:	Fee Simple
Community Features:	Park, Playground, Pool, Schools Nearby, Shopping Nearby, Sidewalks, Street Lights, Tennis Court(s), Walking/Bike Paths
Interior Features:	Separate Entrance
Exterior Features:	Private Entrance
Patio And Porch Features:	Patio
Lot Features:	Back Lane, Back Yard, City Lot, Few Trees, Front Yard, Level, Views
Num. of Parcels:	0
Fencing:	Fenced
Region:	Calgary
Zone:	CAL Zone NE
Zoning:	R-C1
Listed Date:	Oct 30, 2026

Explore the full photo gallery and current listing details:

https://www.maltiwana.ca/properties/164-faldale-close-ne-calgary-a2354382/

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