276 Fallswater Road NE

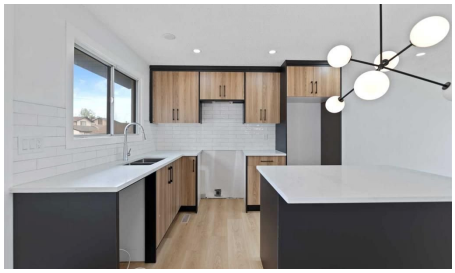
Calgary | Active | MLS® A2353718

$535,000









Bedrooms	Bathrooms	Year Built	Living area
4	**2**	**1979**	**858 sq. ft.**

Your next move starts with a conversation.

403-830-5152 | tiwana@maltiwana.ca

Listed by URBAN-REALTY.ca

A closer look

HIGHLY RENOVATED | illegal Suite | Separate Entrance To The Basement | Double Garage With 240v Outlet - Welcome to this beautifully updated 4 bedroom bungalow located on a QUIET street! Inside, the home has been EXTENSIVELY upgraded with new kitchens, bathrooms, flooring, carpet, paint, baseboards, doors, and more. The main level offers a BRIGHT open concept layout with 2 spacious bedrooms, a full bathroom, dining room, and laundry. The modern TWO TONE kitchen has plenty of cabinets, a beautiful white quartz countertop, and a large island! The basement features a 2 bedroom ILLEGAL SUITE with its own SEPARATE ENTRANCE, full bathroom, and separate laundry! The SPACIOUS backyard features a LARGE DOUBLE GARAGE with a 240V outlet, EXTRA storage space, and a UPDATED garage door. Located in a convenient location, this home is within WALKING distance to Falconridge Elementary School, St. John XXIII K-9 school, bus stops, parks, and a quick drive to Don Hartman Sportsplex! With lot's of upgrades already completed, a quiet street location, and excellent nearby amenities, this is a fantastic opportunity in Falconridge!

Property details

Status	Active
Prop. Type	Residential
MLS® Num	A2353718
Bedrooms	4
Bathrooms	2
Year Built	1979
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:	858 sq. ft.
Main Level Finished Area:	858 sq. ft.
Below Grade Finished Area:	814 sq. ft.

Acreage:	No
Lot Area:	4,499 sq. ft.
Lot Frontage:	45'¼"
Front Exposure:	Southeast
Levels:	One
Total Rooms Above Grade:	4
Year built:	1979 (Age: 47)
Bedrooms:	4 (Above Grd: 2)
Bedrooms Above Grade:	2
Bedrooms On Main:	2
Bedrooms Below Grade:	2
Bathrooms:	2.0 (Full:2, Half:0)
Num Ensuite Baths:	0
Plan:	7811623
Heating:	Forced Air
Basement:	Full, Finished, Separate/Exterior Entry, Walk Up
Foundation:	Poured Concrete
New Constr.:	No
Construction Material:	Stucco, Wood Frame
Structure Type:	House
Roof:	Asphalt
Ensuite:	No
Flooring:	Carpet, Vinyl Plank
Cooling:	None
Fireplaces:	0
Garage:	Yes

Garage Spaces:	2
Parking:	Double Garage Detached
Parking Places:	2
Parking Total/Covered:	2 / -
Laundry Features:	In Basement, Main Level, Multiple Locations, Upper Level
City Quadrant:	Northeast
Community:	Falconridge
Appliances:	Dishwasher, Refrigerator, Stove(s), Washer/Dryer
Inclusions:	n/a
Restrictions:	None Known
Main Floor	Living Room · 13'6" × 11'8" ·
Main Floor	Kitchen · 11'8" × 10'4" ·
Main Floor	Bedroom - Primary · 13'1" × 12' ·
Main Floor	Bedroom · 12'2" × 8'11" ·
Basement	Kitchen · 11'6" × 10'9" ·
Basement	Bedroom · 11'5" × 10'8" ·
Basement	Bedroom · 10'8" × 9'11" ·
Basement	Furnace/Utility Room · 11'3" × 8' ·
Title to Land:	Fee Simple
Community Features:	Park, Playground, Schools Nearby, Shopping Nearby, Sidewalks, Street Lights
Interior Features:	Kitchen Island, Open Floorplan, Recessed Lighting, See Remarks, Separate Entrance
Exterior Features:	Fire Pit
Patio And Porch Features:	Patio
Lot Features:	Back Lane, Back Yard, Front Yard, Landscaped, Lawn, Rectangular Lot
Num. of Parcels:	0
Fencing:	Fenced

Region:	Calgary
Zone:	CAL Zone NE
Zoning:	R-CG
Listed Date:	Oct 20, 2026

Explore the full photo gallery and current listing details:

https://www.maltiwana.ca/properties/276-fallswater-road-ne-calgary-a2353718/

Tiwana Team | 403-830-5152 | tiwana@maltiwana.ca

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