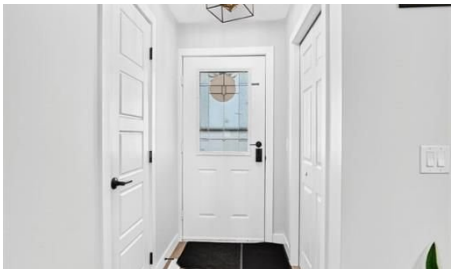
40 Falconridge Close NE

Calgary | Active | MLS® A2340843

$559,000









Bedrooms	Bathrooms	Year Built	Living area
3	**2**	**1980**	**1,210.3 sq. ft.**

Your next move starts with a conversation.

403-830-5152 | tiwana@maltiwana.ca

Listed by RE/MAX Complete Realty

A closer look

Welcome to this charming 3-bedroom, 1.5-bathroom home located in the established community of Falconridge. Ideally situated close to schools, restaurants, shopping and everyday amenities, the property also offers convenient access to Stoney Trail, Métis Trail and Calgary International Airport. Situated on an R-C2 lot, the home features a spacious deck, double detached garage and RV parking pad. The main floor offers a bright living room, along with a functional kitchen and dining area. The living room provides access to an enclosed space featuring a hot tub and ample lighting. Upstairs, you will find three well-sized bedrooms and a full bathroom. Offering comfortable living in a convenient location, this property is an excellent opportunity for first-time buyers, families or investors. Book your private showing today!

Property details

Status	Active
Prop. Type	Residential
MLS® Num	A2340843
Bedrooms	3
Bathrooms	2
Year Built	1980
Property Type:	Residential
Property Sub Type:	Detached
Condo Type:	Not a Condo
Transaction Type:	For Sale
Suite:	No
Num Legal Suites:	0
Num Illegal Suites:	0
Home Style:	2 Storey
Total Living Area:	1,210.3 sq. ft.
Acreage:	No
Lot Area:	4,833 sq. ft.
Lot Frontage:	44'1½"

Front Exposure:	West
Levels:	Two
Total Rooms Above Grade:	5
Year built:	1980 (Age: 46)
Bedrooms:	3 (Above Grd: 3)
Bedrooms Above Grade:	3
Bedrooms On Main:	0
Bedrooms Below Grade:	0
Bathrooms:	2.0 (Full:1, Half:1)
Num Ensuite Baths:	0
Plan:	7811157
Heating:	Forced Air
Basement:	Full, Partially Finished, None
Foundation:	Poured Concrete
New Constr.:	No
Construction Material:	Wood Frame
Structure Type:	House
Roof:	Asphalt Shingle
Ensuite:	No
Flooring:	Carpet, Laminate
Cooling:	None
Fireplaces:	0
Garage:	Yes
Garage Spaces:	2
Parking:	Double Garage Detached
Parking Places:	2

Parking Total/Covered:	2 / -
Laundry Features:	In Basement
City Quadrant:	Northeast
Community:	Falconridge
Appliances:	Dishwasher, Dryer, Refrigerator, Washer
Inclusions:	NA
Restrictions:	None Known
Main Floor	Dining Room · 8'7" × 8'6" ·
Main Floor	Living Room · 19' × 10'6" ·
Upper Level	Bedroom · 10'8" × 8'11" ·
Upper Level	Bedroom - Primary · 19'2" × 9'10" ·
Upper Level	Bedroom · 9'7" × 8'10" ·
Basement	Family Room · 17'7" × 10'1" ·
Title to Land:	Fee Simple
Community Features:	Schools Nearby, Shopping Nearby, Street Lights
Interior Features:	Laminate Counters
Exterior Features:	Private Yard
Patio And Porch Features:	Deck
Lot Features:	Back Yard
Num. of Parcels:	0
Fencing:	Fenced
Region:	Calgary
Zone:	CAL Zone NE
Zoning:	R-CG
Listed Date:	Aug 31, 2026

Explore the full photo gallery and current listing details:

https://www.maltiwana.ca/properties/40-falconridge-close-ne-calgary-a2340843/

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

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