

# \$569,900 - 31 Falchurch Place Ne, Calgary

MLS® #A2196788

**\$569,900**

3 Bedroom, 3.00 Bathroom, 1,205 sqft

Residential on 0.16 Acres

Falconridge, Calgary, Alberta

What a great opportunity to become the new owner of this renovated 2 storey home located in a tranquil cul-de-sac, situated on a HUGE 0.16 ACRE (6,964 sq.ft) pie shape lot!!! Your new home home comes with a BRAND NEW KITCHEN that offers shiny white cupboards, quartz countertops and classy backsplash. There is a separate dining area, a large living room (both are facing south) and a 2PC bathroom on the main floor as well.

The upper floor offers 3 LARGE bedrooms and an updated 4PC bathroom. The basement is fully finished and comes with a huge family room, another area that could be used as a recreation area/gym and another FULL bathroom. THE BACKYARD is absolutely MASSIVE (Take a look at the drone photos!!). There is an oversized 23' x 21' garage and a LOT OF SPACE beside the garage to park your RVs, machinery, toys, etc., etc. (gate leading to the alley)! The furnace was upgraded in 2014. This is an amazing place for someone that needs a LOT of space or simply looking for a great, large piece of real estate in the sought after community of Falconridge. Just think what you can do with this HUGE BACKYARD!!! This lot is 2-3 time LARGER than an average lot in the area. Book your private viewing now and put an offer on this gem! \*\*\*HOUSE HAS A BRAND NEW SEWER LINE\*\*\*

Built in 1980



## Essential Information

MLS® #	A2196788
Price	\$569,900
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,205
Acres	0.16
Year Built	1980
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

## Community Information

Address	31 Falchurch Place Ne
Subdivision	Falconridge
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3J 1L9

## Amenities

Parking Spaces	4
Parking	Alley Access, Double Garage Detached, RV Access/Parking
# of Garages	2

## Interior

Interior Features	See Remarks
Appliances	Dishwasher, Dryer, Refrigerator, Stove(s), Washer
Heating	Forced Air, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas, Mantle
Has Basement	Yes
Basement	Finished, Full

## Exterior

Exterior Features	None
Lot Description	Cul-De-Sac, Irregular Lot, Treed
Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Frame
Foundation	Poured Concrete

**Additional Information**

Date Listed	February 25th, 2025
Days on Market	71
Zoning	R-CG

**Listing Details**

Listing Office	RE/MAX First
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