

\$419,900 - 5 Falsby Place Ne, Calgary

MLS® #A2266482

\$419,900

3 Bedroom, 2.00 Bathroom, 1,276 sqft

Residential on 0.07 Acres

Falconridge, Calgary, Alberta

OPEN HOUSE SATURDAY OCT 25 from 2-4pm Looking for LOCATION, Convenience and Excellently Maintained home? You've come to the right place! Fabulous warm and welcoming home with 1276 square feet of living space above grade plus a wide open basement for your creativity! **THREE BEDROOMS UP** as well as a **RENOVATED 4 PIECE BATHROOM** (new tub surround, toilet, granite counters, tiled floors) and a 2 piece **ENSUITE bathroom** (new toilet and tiled flooring) in the large primary bedroom. Rest assured this home is in excellent condition with a **NEW FURNACE, NEW HOT WATER TANK, UPDATED WINDOWS & ROOF** as well as **UPDATED CARPET** - designed with features that help resist hair, stains and wear and tear (pet resistant). On the main floor, there is a **HUGE LIVING ROOM** with a cozy **GAS FIREPLACE**, lovely **LAMINATE flooring** and big windows for light and air. The dining and kitchen are at the back of the home with an ideal U-shaped kitchen, **SINK UNDER THE WINDOW** to watch the kids play, **LOTS OF CABINETS** and counter space and sliding doors to the great yard - with a beautiful **SHED FOR OUTDOOR STORAGE**. All appliances have been updated including the washer/dryer. This comfortable home is **RIGHT ACROSS FROM A PLAYGROUND & GREENSPACE** (lots of front parking) and **WALKING DISTANCE TO SCHOOLS** as well as easy connection to other community amenities - see the lists in photos! There is



ample space to build a garage and loads of room in the delightful backyard!

Built in 1981

Essential Information

MLS® #	A2266482
Price	\$419,900
Bedrooms	3
Bathrooms	2.00
Full Baths	1
Half Baths	1
Square Footage	1,276
Acres	0.07
Year Built	1981
Type	Residential
Sub-Type	Semi Detached
Style	2 Storey, Side by Side
Status	Active

Community Information

Address	5 Falsby Place Ne
Subdivision	Falconridge
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3J 1B9

Amenities

Parking Spaces	1
Parking	Alley Access, Parking Pad

Interior

Interior Features	No Smoking Home, Vinyl Windows
Appliances	Dishwasher, Dryer, Electric Stove, Range Hood, Refrigerator, Washer
Heating	Forced Air
Cooling	None
Fireplace	Yes
# of Fireplaces	1

Fireplaces	Gas, Living Room
Has Basement	Yes
Basement	Full

Exterior

Exterior Features	Other
Lot Description	Back Lane, Back Yard, Lawn, See Remarks
Roof	Asphalt Shingle
Construction	Vinyl Siding
Foundation	Poured Concrete

Additional Information

Date Listed	October 23rd, 2025
Days on Market	12
Zoning	R-CG

Listing Details

Listing Office	Ally Realty
----------------	-------------

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.