

# \$419,900 - 276 Fallswater Road Ne, Calgary

MLS® #A2229260

**\$419,900**

2 Bedroom, 2.00 Bathroom, 856 sqft

Residential on 0.10 Acres

Falconridge, Calgary, Alberta

PRICE REDUCED by FIFTY THOUSAND DOLLARS (\$50,000)! Discover this delightful bungalow (with a big double garage!) nestled on a quiet street, just a short walk away from a dog park, perfect for pet lovers! Boasting exceptional curb appeal, this home features a spacious and sun-lit living room, creating an inviting atmosphere for relaxing and entertaining.

The generously sized backyard offers endless possibilities for gardening or outdoor activities, while the double detached garage provides ample storage and convenience. Though this home would shine with some upgrades and personal touches, it is priced competitively for a quick sale.

Don't miss the opportunity to transform this gem into your dream home! Schedule your viewing today!

Built in 1979

## Essential Information

|                |           |
|----------------|-----------|
| MLS® #         | A2229260  |
| Price          | \$419,900 |
| Bedrooms       | 2         |
| Bathrooms      | 2.00      |
| Full Baths     | 2         |
| Square Footage | 856       |
| Acres          | 0.10      |



|            |             |
|------------|-------------|
| Year Built | 1979        |
| Type       | Residential |
| Sub-Type   | Detached    |
| Style      | Bungalow    |
| Status     | Active      |

### Community Information

|             |                        |
|-------------|------------------------|
| Address     | 276 Fallswater Road Ne |
| Subdivision | Falconridge            |
| City        | Calgary                |
| County      | Calgary                |
| Province    | Alberta                |
| Postal Code | T3J1B3                 |

### Amenities

|                |                        |
|----------------|------------------------|
| Parking Spaces | 2                      |
| Parking        | Double Garage Detached |
| # of Garages   | 2                      |

### Interior

|                   |                                                          |
|-------------------|----------------------------------------------------------|
| Interior Features | Ceiling Fan(s), No Animal Home, No Smoking Home, Wet Bar |
| Appliances        | Dryer, Electric Stove, Refrigerator, Washer              |
| Heating           | Forced Air, Natural Gas                                  |
| Cooling           | None                                                     |
| Has Basement      | Yes                                                      |
| Basement          | Finished, Full                                           |

### Exterior

|                   |                                    |
|-------------------|------------------------------------|
| Exterior Features | Fire Pit                           |
| Lot Description   | Back Lane, Back Yard, Level, Treed |
| Roof              | Asphalt Shingle                    |
| Construction      | Stucco, Wood Frame                 |
| Foundation        | Poured Concrete                    |

### Additional Information

|                |                |
|----------------|----------------|
| Date Listed    | June 9th, 2025 |
| Days on Market | 94             |
| Zoning         | R-CG           |

### Listing Details

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.