

# \$579,900 - 127 Fallswater Road Ne, Calgary

MLS® #A2198196

**\$579,900**

4 Bedroom, 2.00 Bathroom, 909 sqft  
Residential on 0.11 Acres

Falconridge, Calgary, Alberta

Well Maintained Bi-level with total of 4 bedrooms and 2 full bathrooms in the vibrant community of Falconridge , where you are close to the majority of amenities in the North East quadrant of Calgary. Beautifully laid out on a rectangular lot, that has off-street parking in the front and supported with extra double detached garage in the back of the lot, with 220 volts wiring roughed in, that was built in 2014 in addition to RV parking stall beside it for RV enthusiasts . Provided that Bi- level structures have brighter lower levels, and the number of cars can be parked , that would be a great asset to consider if parking is a concern. The wooden deck in the back will enhance your enjoyment if you plan for family gatherings and barbecue parties. The wooden storage shed on the side is awaiting to be stuffed with your gardening tools If you are looking to build your own garden or green house in the generous space of the backyard too.

Built in 1979



## Essential Information

MLS® #	A2198196
Price	\$579,900
Bedrooms	4
Bathrooms	2.00
Full Baths	2
Square Footage	909

Acres	0.11
Year Built	1979
Type	Residential
Sub-Type	Detached
Style	Bi-Level
Status	Active

### **Community Information**

Address	127 Fallswater Road Ne
Subdivision	Falconridge
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3J1B2

### **Amenities**

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

### **Interior**

Interior Features	Ceiling Fan(s)
Appliances	Dishwasher, Electric Stove, Refrigerator, Washer/Dryer, Gas Water Heater
Heating	Forced Air, Natural Gas
Cooling	None
Has Basement	Yes
Basement	Finished, Full

### **Exterior**

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

### **Additional Information**

Date Listed	February 28th, 2025
Days on Market	33

Zoning R-CG

## **Listing Details**

Listing Office CIR 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.