

# \$459,900 - 276 Fallswater Road Ne, Calgary

MLS® #A2229260

**\$459,900**

2 Bedroom, 2.00 Bathroom, 856 sqft

Residential on 0.10 Acres

Falconridge, Calgary, Alberta

**PRICE REDUCED!** 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.

Donâ€™t miss the opportunity to transform this gem into your dream home! Schedule your viewing today!

Built in 1979

## Essential Information

MLS® #	A2229260
Price	\$459,900
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	23
Zoning	R-CG

### Listing Details

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