

\$599,000 - 207 Fallswater Road Ne, Calgary

MLS® #A2211392

\$599,000

4 Bedroom, 2.00 Bathroom, 1,016 sqft

Residential on 0.11 Acres

Falconridge, Calgary, Alberta

Welcome to this updated bungalow in Falconridge! Well-kept and with numerous upgrades throughout, this home offers the Home Owner a Main floor with an **ILLEGAL BASEMENT SUITE**. There is a large front yard with beautiful mature trees, plus, there is **NO SIDEWALK** to shovel â€” a win in the winter months. **UPGRADES** include 2022 All Triple Pane Vinyl **WINDOWS** (2 double pane in Basement), Newly painted walls, Closets, Ceiling, Baseboards, and doors(main floor), New Light fixtures (2023), Main floor Kitchen Stove (2023), Washer/Dryer (2019), **NEWER** Shingles, **METAL SIDING**, Fascia, Soffit, Eavestroughs and more. *****MAIN FLOOR*****

Inside, a bright living area takes in the gorgeous sunrises through large east-facing windows. All the windows and light fixtures are newer, and the entire home has been freshly painted including ceilings, baseboards, and doors. A spacious kitchen offers plentiful counter space and the cabinets also have recently been repainted. A newer stove leads the way for your style upgrades. Wainscoting Panels adds character to the space, extending into a sunny dining nook. The primary bedroom is generous, and there are two more bedrooms on this level. Next to the main bathroom, there is a large linen closet.

*****BASEMENT***** The illegal suite has a **SEPARATE ENTRANCE**, and you will notice the upgraded vinyl plank flooring (2023) right away. The layout is roomy, starting with a large kitchen with a new hood fan, and the



windows (2022), lighting, and paint are all new on this level. A wood-burning FIREPLACE with extensive built-ins is the focal point of the open living and dining area, and there is a bedroom with a full-size egress window and a three-piece bathroom here. This floor also holds a storage room and shared laundry.

OUTSIDE Your backyard oasis is fully fenced, with tons of room for kids and pets to play. Mature foliage includes a cherry tree and rhubarb patch, and there are garden beds along the house and garage ready for your green thumb. Exterior upgrades have also been completed over the years, with new storm doors, roof, metal siding, fascia, soffit, and eavestroughs. An OVERSIZED double-detached garage(20x22) off the alley is ideal for parking, hobbies, and storing all your extras or toys. Itâ€™s also equipped with a WIFI garage opener. ***THE AREA*** This neighbourhood is filled with green spaces, starting with a park just down the street and a big, fenced dog park within walking distance. Within a few blocks, you will find both public and catholic elementary, junior, and high schools as well as the NE sportsplex. Bus stops are just steps down the street, and the McKnight Westwinds C-train station is nearby too. Proximity to McKnight Blvd and Stoney Trail makes it easy to travel, whether thatâ€™s around the city or jet setting at the airport.

Built in 1979

Essential Information

MLS® #	A2211392
Price	\$599,000
Bedrooms	4
Bathrooms	2.00
Full Baths	2
Square Footage	1,016

Acres	0.11
Year Built	1979
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

Community Information

Address	207 Fallswater Road Ne
Subdivision	Falconridge
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3J 1B2

Amenities

Parking Spaces	2
Parking	Double Garage Detached
# of Garages	2

Interior

Interior Features	No Animal Home, No Smoking Home, Separate Entrance, Smart Home, Vinyl Windows
Appliances	Dishwasher, Electric Stove, Garage Control(s), Washer/Dryer, Window Coverings
Heating	Forced Air
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Wood Burning
Has Basement	Yes
Basement	Exterior Entry, Finished, Full, Suite

Exterior

Exterior Features	Private Entrance, Private Yard
Lot Description	Back Lane, Back Yard, Irregular Lot
Roof	Asphalt
Construction	Metal Siding, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	April 12th, 2025
Days on Market	7
Zoning	RC-G

Listing Details

Listing Office	CIR Realty
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