

# \$424,888 - 21 Falchurch Road Ne, Calgary

MLS® #A2225817

**\$424,888**

2 Bedroom, 2.00 Bathroom, 923 sqft

Residential on 0.07 Acres

Falconridge, Calgary, Alberta

This home is not for everyone but it may be perfect for you.. So many upgrades and move in ready!! Are you a gourmet at heart? Love to entertain? Need a garage that actually fits your life? This exceptionally well maintained and affordable home checks every box-and then some. Located on a quiet street, this charming property offers thoughtful upgrades and unique standout features that make it a notch above the competition. Step inside to discover custom built-ins throughout for smart stylish storage, a cozy wood burning fireplace, and renovated bathrooms that add a touch of luxury to your daily routine. The updated kitchen features a top of the line gas stove and all newer stainless steel appliances perfect for whipping up dinner party delights or weekday favourites. There are two bedrooms and a welcome dining area-ideal for relaxed meals or hosting your favourite people. But where this home truly shines is outside: a HUGE PATIO complete with built-in outdoor kitchen that's practically begging for summer nights, BBQ's and backyard memories. Need a garage? You've got it. The oversized single garage is nearly the size of a double- plus it comes with a brand new furnace (still in the box) just waiting for installation. And don't forget the newer furnace and hot water tank inside the home- big ticket items already taken care of. Whether you're a first time buyer, downsizing or looking for a lifestyle home that blends indoor comfort with outdoor entertaining, this one's a must see.



Built in 1981

## Essential Information

|                |                        |
|----------------|------------------------|
| MLS® #         | A2225817               |
| Price          | \$424,888              |
| Bedrooms       | 2                      |
| Bathrooms      | 2.00                   |
| Full Baths     | 1                      |
| Half Baths     | 1                      |
| Square Footage | 923                    |
| Acres          | 0.07                   |
| Year Built     | 1981                   |
| Type           | Residential            |
| Sub-Type       | Semi Detached          |
| Style          | Side by Side, Bi-Level |
| Status         | Active                 |

## Community Information

|             |                      |
|-------------|----------------------|
| Address     | 21 Falchurch Road Ne |
| Subdivision | Falconridge          |
| City        | Calgary              |
| County      | Calgary              |
| Province    | Alberta              |
| Postal Code | T3J 1G6              |

## Amenities

|                |                                                                                                                        |
|----------------|------------------------------------------------------------------------------------------------------------------------|
| Parking Spaces | 2                                                                                                                      |
| Parking        | Front Drive, Garage Door Opener, Garage Faces Front, Oversized, Driveway, See Remarks, Secured, Single Garage Attached |
| # of Garages   | 1                                                                                                                      |

## Interior

|                   |                                                                                                   |
|-------------------|---------------------------------------------------------------------------------------------------|
| Interior Features | Ceiling Fan(s), Closet Organizers, Laminate Counters, Vinyl Windows, Built-in Features            |
| Appliances        | Dishwasher, Garage Control(s), Gas Range, Range Hood, Refrigerator, Window Coverings, See Remarks |
| Heating           | Forced Air, Natural Gas, Central, Fireplace(s)                                                    |
| Cooling           | None                                                                                              |
| Fireplace         | Yes                                                                                               |

|                 |                               |
|-----------------|-------------------------------|
| # of Fireplaces | 1                             |
| Fireplaces      | Gas, Great Room, Wood Burning |
| Has Basement    | Yes                           |
| Basement        | Finished, See Remarks         |

## Exterior

|                   |                                         |
|-------------------|-----------------------------------------|
| Exterior Features | BBQ gas line, Outdoor Kitchen           |
| Lot Description   | Back Yard, Rectangular Lot, See Remarks |
| Roof              | Asphalt                                 |
| Construction      | Wood Frame, Brick, Wood Siding          |
| Foundation        | Poured Concrete                         |

## Additional Information

|                |                |
|----------------|----------------|
| Date Listed    | May 29th, 2025 |
| Days on Market | 74             |
| Zoning         | R-CG           |

## Listing Details

|                |            |
|----------------|------------|
| Listing Office | CIR Realty |
|----------------|------------|

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