

\$450,000 - 21 Falchurch Road Ne, Calgary

MLS® #A2225817

\$450,000

2 Bedroom, 2.00 Bathroom, 923 sqft
Residential on 0.07 Acres

Falconridge, Calgary, Alberta

This home has been priced improved but don't let that make you think you are not getting an incredible home in this price range. 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 standout. 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	\$450,000
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	Driveway, Front Drive, Garage Door Opener, Garage Faces Front, Oversized, Secured, See Remarks, Single Garage Attached
# of Garages	1

Interior

Interior Features	Built-in Features, Ceiling Fan(s), Closet Organizers, Laminate Counters, Vinyl Windows
Appliances	Dishwasher, Garage Control(s), Gas Range, Range Hood, Refrigerator, See Remarks, Window Coverings

Heating	Central, Fireplace(s), Forced Air, Natural Gas
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	Brick, Wood Frame, Wood Siding
Foundation	Poured Concrete

Additional Information

Date Listed	May 29th, 2025
Days on Market	17
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.