

# \$379,000 - 24 Falmead Bay Ne, Calgary

MLS® #A2206147

**\$379,000**

3 Bedroom, 3.00 Bathroom, 1,242 sqft  
Residential on 0.18 Acres

Falconridge, Calgary, Alberta

Priced to sell! Excellent for Investors & Flippers. One of the huge pie shape lot on a quite Cul de sac location. 3 Bedrooms, 3 Bathrooms, Living room with fire place and big kitchen with dining area with patio doors to the deck. All windows and patio doors has been replaced. Front drive parking. Unspoiled basement with R.I Bathroom. Roof shingles & siding has been replaced. Vacant for immediate possession.

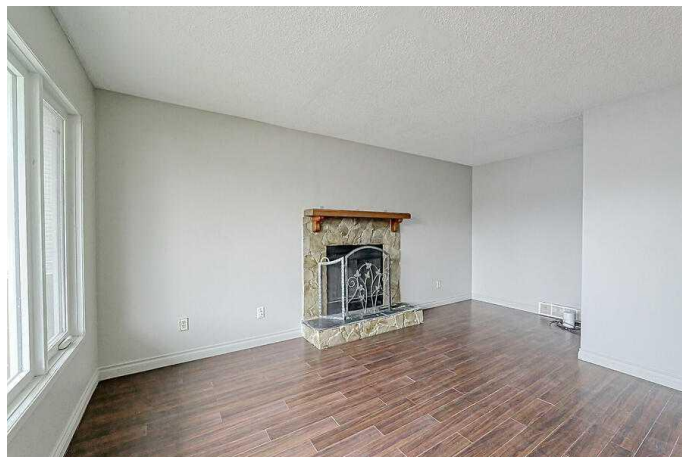
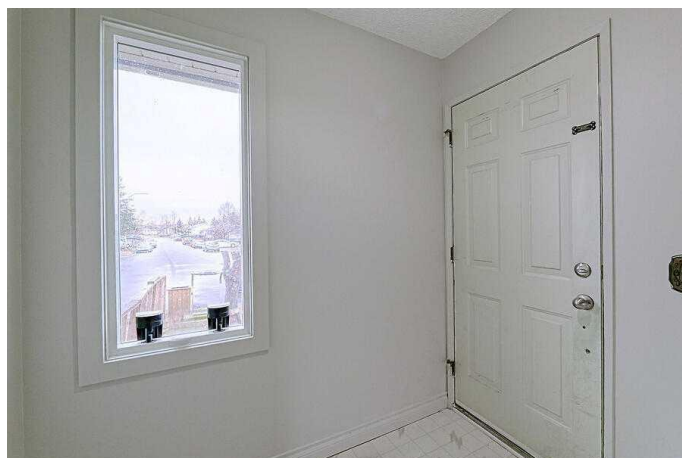
Built in 1981

## Essential Information

MLS® #	A2206147
Price	\$379,000
Bedrooms	3
Bathrooms	3.00
Full Baths	1
Half Baths	2
Square Footage	1,242
Acres	0.18
Year Built	1981
Type	Residential
Sub-Type	Semi Detached
Style	2 Storey, Side by Side
Status	Active

## Community Information

Address 24 Falmead Bay Ne



Subdivision	Falconridge
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3J 1H2

### **Amenities**

Parking Spaces	2
Parking	Driveway, Stall

### **Interior**

Interior Features	Walk-In Closet(s), Bathroom Rough-in
Appliances	Dishwasher, Dryer, Electric Stove, Range Hood, Refrigerator, Washer
Heating	Forced Air, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Living Room, Wood Burning, Stone
Has Basement	Yes
Basement	Full, Unfinished

### **Exterior**

Exterior Features	Fire Pit, Private Yard
Lot Description	Cul-De-Sac, Front Yard, Landscaped, Pie Shaped Lot
Roof	Asphalt Shingle
Construction	Vinyl Siding
Foundation	Poured Concrete

### **Additional Information**

Date Listed	March 27th, 2025
Days on Market	12
Zoning	R-CG

### **Listing Details**

Listing Office	RE/MAX Real Estate (Central)
----------------	------------------------------

Data is supplied by Pillar 9â,,ç MLSÂ® System. Pillar 9â,,ç is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â,,ç. 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.