

# \$529,900 - 108 Falchurch Crescent Ne, Calgary

MLS® #A2263473

**\$529,900**

4 Bedroom, 3.00 Bathroom, 1,049 sqft

Residential on 0.09 Acres

Falconridge, Calgary, Alberta

OPEN HOUSE ON SATURDAY (18.10.2025) FROM 12PM TO 3PM. Step into this beautifully maintained home with over 2000 sq.ft of living space. This bungalow is nestled in one of Falconridge's quietest streets. The main level features 3 spacious bedrooms, including the primary large enough for a king-sized bed, a modern 4-piece bathroom and hardwood floors throughout. The gorgeous open concept kitchen is perfect for family dinners, while the bright living room with a wood-burning fireplace creates a warm, inviting atmosphere. Step onto your large west-facing deck—ideal for BBQs and sunset evenings.

Enjoy the sunny west facing backyard with RV parking with a paved back alley access and a storage box. The large shed at the back, with a little over 100 sq. ft. of space, is perfect for all your tools and equipment. Major updates include shingles(2016), siding(2016), furnace(2016), and windows (2016) for added peace of mind and energy efficiency.

The fully finished basement adds incredible flexibility with a large bedroom and walk-in closet, a 3-piece bathroom (updated in 2023), an additional half bath, a cozy rec room, and durable vinyl flooring.

This isn't just a house it is a home with neutral colours, impeccable upkeep, and true move-in readiness—a perfect blend of comfort, style, and value in a family-friendly community!

Built in 1980



## Essential Information

|                |             |
|----------------|-------------|
| MLS® #         | A2263473    |
| Price          | \$529,900   |
| Bedrooms       | 4           |
| Bathrooms      | 3.00        |
| Full Baths     | 2           |
| Half Baths     | 1           |
| Square Footage | 1,049       |
| Acres          | 0.09        |
| Year Built     | 1980        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | Bungalow    |
| Status         | Active      |

## Community Information

|             |                           |
|-------------|---------------------------|
| Address     | 108 Falchurch Crescent Ne |
| Subdivision | Falconridge               |
| City        | Calgary                   |
| County      | Calgary                   |
| Province    | Alberta                   |
| Postal Code | T3J 1K1                   |

## Amenities

|                |                                            |
|----------------|--------------------------------------------|
| Parking Spaces | 2                                          |
| Parking        | Alley Access, On Street, RV Access/Parking |

## Interior

|                   |                                                                                   |
|-------------------|-----------------------------------------------------------------------------------|
| Interior Features | Ceiling Fan(s), Laminate Counters, No Animal Home, No Smoking Home, Vinyl Windows |
| Appliances        | Dishwasher, Dryer, Electric Range, Microwave, Refrigerator, Washer                |
| Heating           | Central, Forced Air                                                               |
| Cooling           | None                                                                              |
| Fireplace         | Yes                                                                               |
| # of Fireplaces   | 1                                                                                 |
| Fireplaces        | Wood Burning                                                                      |
| Has Basement      | Yes                                                                               |
| Basement          | Finished, Full                                                                    |

## Exterior

|                   |                            |
|-------------------|----------------------------|
| Exterior Features | Private Yard, Rain Gutters |
| Lot Description   | Back Lane                  |
| Roof              | Asphalt Shingle            |
| Construction      | Vinyl Siding, Wood Frame   |
| Foundation        | Poured Concrete            |

**Additional Information**

|                |                   |
|----------------|-------------------|
| Date Listed    | October 9th, 2025 |
| Days on Market | 21                |
| Zoning         | R-CG              |

**Listing Details**

|                |                              |
|----------------|------------------------------|
| Listing Office | TREC The Real Estate Company |
|----------------|------------------------------|

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.