

152 Falconridge Crescent NE  
Calgary, Alberta

MLS # A2270551

**\$599,900**



|                  |                        |               |                   |
|------------------|------------------------|---------------|-------------------|
| <b>Division:</b> | Falconridge            |               |                   |
| <b>Type:</b>     | Residential/House      |               |                   |
| <b>Style:</b>    | Bungalow               |               |                   |
| <b>Size:</b>     | 987 sq.ft.             | <b>Age:</b>   | 1979 (46 yrs old) |
| <b>Beds:</b>     | 5                      | <b>Baths:</b> | 2 full / 1 half   |
| <b>Garage:</b>   | Double Garage Detached |               |                   |
| <b>Lot Size:</b> | 0.11 Acre              |               |                   |
| <b>Lot Feat:</b> | Back Lane, Back Yard   |               |                   |

|                    |                                      |                   |      |
|--------------------|--------------------------------------|-------------------|------|
| <b>Heating:</b>    | Forced Air                           | <b>Water:</b>     | -    |
| <b>Floors:</b>     | Vinyl Plank                          | <b>Sewer:</b>     | -    |
| <b>Roof:</b>       | Asphalt Shingle                      | <b>Condo Fee:</b> | -    |
| <b>Basement:</b>   | Full                                 | <b>LLD:</b>       | -    |
| <b>Exterior:</b>   | Wood Frame                           | <b>Zoning:</b>    | R-CG |
| <b>Foundation:</b> | Poured Concrete                      | <b>Utilities:</b> | -    |
| <b>Features:</b>   | Built-in Features, Recessed Lighting |                   |      |

**Inclusions:** Dishwasher x2, Dryer x2, Electric Stove x2, Refrigerator x2, Washer x2

**| 5 BEDS | 2.5 BATHS | NEWLY RENOVATED | SEPARATE ENTRANCE, KITCHEN, & LAUNDRY | DOUBLE DET GARAGE |**  
 Welcome to this newly renovated 5-bedroom home in Falconridge, designed with modern style and everyday function in mind. The bright, open-concept layout features fresh paint, brand-new flooring, and large windows that fill the home with natural light. The main level offers 3 bedrooms including a primary with a 2-piece ensuite, a full 4-piece bathroom, and a beautifully updated kitchen with stainless-steel appliances and soft-close cabinetry. The lower level adds 2 bedrooms, another full bathroom, and a second kitchen, providing excellent flexibility for family or guests. Outside, you'll find a private backyard that's perfect for BBQs and get-togethers, along with a double detached garage for added convenience. Located right across the community church, this home is also close to schools, shopping, parks, transit, and more! Call your favourite agent for a showing today!