

# \$364,900 - 7 Falbury Crescent Ne, Calgary

MLS® #A2265920

**\$364,900**

3 Bedroom, 2.00 Bathroom, 984 sqft

Residential on 0.07 Acres

Falconridge, Calgary, Alberta

This 3-bedroom, 1.5-bath semi-detached home in Falconridge offers solid value with a smart layout and recent updates throughout. With 984 sq.ft. above grade plus a finished basement, there's nearly 2,000 sq.ft. of total living space.

The main floor includes a spacious living room, separate dining area, and a kitchen that's efficient and easy to work in. Vinyl plank flooring has been installed throughout the home, and all the walls and ceilings have been freshly painted. Upgraded windows improve both comfort and energy savings. The primary bedroom has a 2-piece ensuite, and two more bedrooms share a full 4-piece bath.

Downstairs, the finished basement adds a big family room, a flexible open area, and a large laundry/utility space with extra room for storage or projects. Outside, there's a single detached garage with new shingles - perfect for parking or extra storage - and concrete parking pad at the front for visitors or RV parking.

Recent improvements include a new hot water tank and bathroom fan. The home is within walking distance to schools, shops, and the local rec centre. Quick access to Stoney Trail makes commuting simple.

Owner-occupied and well cared for, with bonus renovation materials (extra vinyl plank, ceramic tile, vent covers) included for future updates. A solid opportunity in a well-connected northeast neighbourhood.



Built in 1979

## Essential Information

|                |                        |
|----------------|------------------------|
| MLS® #         | A2265920               |
| Price          | \$364,900              |
| Bedrooms       | 3                      |
| Bathrooms      | 2.00                   |
| Full Baths     | 1                      |
| Half Baths     | 1                      |
| Square Footage | 984                    |
| Acres          | 0.07                   |
| Year Built     | 1979                   |
| Type           | Residential            |
| Sub-Type       | Semi Detached          |
| Style          | Side by Side, Bi-Level |
| Status         | Active                 |

## Community Information

|             |                       |
|-------------|-----------------------|
| Address     | 7 Falbury Crescent Ne |
| Subdivision | Falconridge           |
| City        | Calgary               |
| County      | Calgary               |
| Province    | Alberta               |
| Postal Code | T3J 1H8               |

## Amenities

|                |                                                                                                             |
|----------------|-------------------------------------------------------------------------------------------------------------|
| Parking Spaces | 1                                                                                                           |
| Parking        | Additional Parking, Alley Access, Concrete Driveway, Garage Faces Rear, See Remarks, Single Garage Detached |
| # of Garages   | 1                                                                                                           |

## Interior

|                   |                                                                                          |
|-------------------|------------------------------------------------------------------------------------------|
| Interior Features | Ceiling Fan(s), Closet Organizers, Laminate Counters, No Smoking Home, Recessed Lighting |
| Appliances        | Dryer, Electric Range, Washer                                                            |
| Heating           | Central, Forced Air, Natural Gas, Mid Efficiency                                         |
| Cooling           | None                                                                                     |
| Has Basement      | Yes                                                                                      |
| Basement          | Full                                                                                     |

**Exterior**

|                   |                                                                      |
|-------------------|----------------------------------------------------------------------|
| Exterior Features | Other, Private Entrance                                              |
| Lot Description   | Back Lane, Back Yard, Front Yard, Landscaped, Level, Rectangular Lot |
| Roof              | Asphalt Shingle                                                      |
| Construction      | Vinyl Siding                                                         |
| Foundation        | Poured Concrete                                                      |

**Additional Information**

|                |                    |
|----------------|--------------------|
| Date Listed    | October 22nd, 2025 |
| Days on Market | 5                  |
| Zoning         | R-CG               |

**Listing Details**

|                |                        |
|----------------|------------------------|
| Listing Office | RE/MAX Complete Realty |
|----------------|------------------------|

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