



DON'T GAMBLE WITH YOUR HOME.
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ASSOCIATE

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7 Falbury Crescent NE
Calgary, Alberta

MLS # A2265920



\$364,900

Division:	Falconridge		
Type:	Residential/Duplex		
Style:	Attached-Side by Side, Bi-Level		
Size:	984 sq.ft.	Age:	1979 (46 yrs old)
Beds:	3	Baths:	1 full / 1 half
Garage:	Additional Parking, Alley Access, Concrete Driveway, Garage Faces Rear, Se		
Lot Size:	0.07 Acre		
Lot Feat:	Back Lane, Back Yard, Front Yard, Landscaped, Level, Rectangular Lot		

Heating:	Central, Mid Efficiency, Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Vinyl	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Vinyl Siding	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Ceiling Fan(s), Closet Organizers, Laminate Counters, No Smoking Home, Recessed Lighting		

Inclusions: Hood Fan

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.