

67 Fallswater Road NE
Calgary, Alberta

MLS # A2236752



\$584,900

Division:	Falconridge		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,034 sq.ft.	Age:	1979 (46 yrs old)
Beds:	5	Baths:	2 full / 1 half
Garage:	Parking Pad		
Lot Size:	0.10 Acre		
Lot Feat:	Rectangular Lot		

Heating:	Forced Air
Floors:	Vinyl
Roof:	Asphalt Shingle
Basement:	Separate/Exterior Entry, Finished, Full, Suite
Exterior:	Wood Frame
Foundation:	Poured Concrete
Features:	No Animal Home, No Smoking Home, Pantry, Quartz Counters

Water:	-
Sewer:	-
Condo Fee:	-
LLD:	-
Zoning:	R-CG
Utilities:	-

Inclusions: N/A

Ideal detached property for first-time buyers, investors, or multi-family households smart, turnkey layout with illegal basement suite with separate rear entry. Fully renovated up and down. Main Level offers 3 spacious bedrooms + stylish 4-pc bathroom and 1/2 bath, well appointed kitchen and laundry room. Illegal Basement suite includes 2 bedrooms, 4-pc bathroom, rec area, kitchen and separate rear entrance—perfect for rental income, guests, or multigenerational living, added bonus of a separate basement laundry. Renovated throughout: modern finishes, fresh paint, updated fixtures—move-in ready. Outdoor space: oversized backyard—ample room for summer barbecues, kids’ activities, or future landscaping projects. Fantastic location in close proximity to public transit, all amenities and schools.