

# \$695,000 - 168 Faldale Close Ne, Calgary

MLS® #A2202675

**\$695,000**

6 Bedroom, 3.00 Bathroom, 1,101 sqft  
Residential on 0.07 Acres

Falconridge, Calgary, Alberta

Fully Renovated Investment Opportunity or  
First-Time Buyer's Home!

An excellent opportunity for first-time buyers or investors seeking a revenue-generating property. This fully renovated home is ideally situated in a family-friendly community, offering convenient access to the recreation center, Stoney Trail, and McKnight Boulevard. Nearby, you'll find top-rated schools, shopping centers, and public transportation for added convenience.

The main level features three spacious bedrooms and a full bathroom, with a thoughtfully updated interior. The basement, with a separate entrance, includes two illegal suites—one with two bedrooms, a full bathroom, a kitchen, and a living area, and the other with one bedroom, a full bathroom, a kitchen, and a living space.

This home has been fully renovated with new appliances, modern cabinetry, and updated vinyl flooring throughout. Additional upgrades include new vinyl windows (2019), a newer roof (2016), updated vinyl siding (2024).

Situated on a quiet street in Falconridge, this property boasts generously sized rooms, especially the living and dining areas, creating a comfortable and inviting space. Move-in ready and an excellent investment opportunity!



Built in 1981

### Essential Information

MLS® #	A2202675
Price	\$695,000
Bedrooms	6
Bathrooms	3.00
Full Baths	3
Square Footage	1,101
Acres	0.07
Year Built	1981
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Active

### Community Information

Address	168 Faldale Close Ne
Subdivision	Falconridge
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3J 1V9

### Amenities

Parking Spaces	4
Parking	Off Street

### Interior

Interior Features	No Animal Home, No Smoking Home, Quartz Counters, Separate Entrance, Vinyl Windows
Appliances	Dishwasher, Dryer, Electric Stove, Microwave, Refrigerator, Washer
Heating	Forced Air
Cooling	None
Has Basement	Yes
Basement	Exterior Entry, Finished, Full

### Exterior

Exterior Features	Other
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Lot Description	Back Lane, Back Yard, Front Yard, Rectangular Lot, See Remarks
Roof	Asphalt Shingle
Construction	Vinyl Siding
Foundation	Poured Concrete

### **Additional Information**

Date Listed	March 14th, 2025
Days on Market	18
Zoning	R-CG

### **Listing Details**

Listing Office	eXp Realty
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