

# \$549,900 - 56 Faldale Close Ne, Calgary

MLS® #A2209194

**\$549,900**

5 Bedroom, 2.00 Bathroom, 1,041 sqft  
Residential on 0.09 Acres

Falconridge, Calgary, Alberta

Welcome to your new home with almost 1,800 sq ft of developed space! Perfectly located on a quiet street, this beautifully updated property offers the space, comfort, and flexibility today's buyers are looking for—plus the bonus of an illegal basement suite and a huge garage.

Upstairs, you'll love the bright and spacious living room with oversized windows that flood the space with natural light. The updated kitchen at the back of the home provides a smart layout that keeps cooking tucked away while still being perfect for hosting and daily life. With three comfortable bedrooms and fresh updates throughout—including vinyl floors, new lighting, doors, closets, paint, and an upgraded bathroom vanity—the main floor feels modern and move-in ready.

Downstairs features an illegal basement suite with a separate entrance with two bedrooms, a full kitchen, a large living area, and shared laundry—ideal for rental income, extended family, or a mortgage helper.

The oversized detached double garage comes with a built-in workbench, and the large backyard offers space for RV parking, a garden, or additional parking.

Tucked away on a quiet street but still just minutes from shopping, restaurants, grocery



stores, and major routes like McKnight Blvd and Stoney Trail, this home truly offers the best of both worldsâ€”peaceful living with unbeatable convenience.

Donâ€™t miss your chance to own a home that offers both comfort and opportunity!

Built in 1981

**Essential Information**

MLS® #	A2209194
Price	\$549,900
Bedrooms	5
Bathrooms	2.00
Full Baths	2
Square Footage	1,041
Acres	0.09
Year Built	1981
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Active

**Community Information**

Address	56 Faldale Close Ne
Subdivision	Falconridge
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3J 1V9

**Amenities**

Parking Spaces	2
Parking	Additional Parking, Alley Access, Double Garage Detached, Garage Door Opener, Garage Faces Rear, Oversized, RV Access/Parking, Workshop in Garage
# of Garages	2

**Interior**

Interior Features	Closet Organizers, No Animal Home, No Smoking Home, Separate Entrance
Appliances	Dishwasher, Dryer, Electric Range, Microwave Hood Fan, Refrigerator, Washer
Heating	Forced Air
Cooling	None
Has Basement	Yes
Basement	Exterior Entry, Finished, Full, Suite, Walk-Up To Grade

## Exterior

Exterior Features	None
Lot Description	Back Lane, Back Yard, Front Yard, Interior Lot, Lawn, Low Maintenance Landscape, Rectangular Lot, Street Lighting
Roof	Shingle
Construction	Vinyl Siding
Foundation	Poured Concrete

## Additional Information

Date Listed	April 10th, 2025
Days on Market	30
Zoning	R-CG

## Listing Details

Listing Office	2% Realty
----------------	-----------

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.