

# \$439,800 - 6463 68 Street Ne, Calgary

MLS® #A2236380

**\$439,800**

3 Bedroom, 2.00 Bathroom, 928 sqft

Residential on 0.09 Acres

Falconridge, Calgary, Alberta

**HOME SWEET HOME! INVESTMENT ALERT!** Welcome to this charming bi-level home offering tons of potential situated on a large lot in the sought-after NE community of Falconridge! This home offers 3 bedrooms, 2 bathrooms and 1,850 SQFT of living space throughout. Heading inside you will find the bright and spacious living room, formal dining area, a foyer, fully equipped and well maintained kitchen and the huge master retreat that could easily accommodate a king bed with a wonderful 4 piece ensuite bathroom. The developed basement contains a large recreation room, 2 additional bedrooms that are looking for your special touch to add new flooring, a storage room, utility room and another fantastic 4 piece bathroom. Outside, you will find a massive deck thatâ€™s perfect for entertaining, a fully fenced backyard and a parking pad that could accommodate 3 vehicles. **GREAT LOCATION** close to parks, schools, shopping, public transportation, major roadways and various other major amenities. You do not want to miss out on this opportunity if you are a **FIRST TIME HOME BUYER** or an **INVESTOR**! Book your private viewing today!

Built in 1984

## Essential Information

MLS® #                   A2236380

Price                     \$439,800



Bedrooms	3
Bathrooms	2.00
Full Baths	2
Square Footage	928
Acres	0.09
Year Built	1984
Type	Residential
Sub-Type	Detached
Style	Bi-Level
Status	Active

### Community Information

Address	6463 68 Street Ne
Subdivision	Falconridge
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3J 2H7

### Amenities

Parking Spaces	3
Parking	Alley Access, Parking Pad

### Interior

Interior Features	Built-in Features, Ceiling Fan(s), Central Vacuum, Closet Organizers, No Animal Home, Storage, Laminate Counters
Appliances	Dishwasher, Range Hood, Refrigerator
Heating	Forced Air, Natural Gas
Cooling	None
Has Basement	Yes
Basement	Finished, Full

### Exterior

Exterior Features	Private Entrance, Private Yard
Lot Description	Back Lane, Back Yard, City Lot, Front Yard, Landscaped, Low Maintenance Landscape, Views, Cleared
Roof	Asphalt Shingle
Construction	Wood Frame
Foundation	Poured Concrete

## **Additional Information**

Date Listed	July 4th, 2025
Days on Market	15
Zoning	R-CG

## **Listing Details**

Listing Office	Century 21 Bamber Realty LTD.
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