

# \$529,999 - 69 Falworth Way Ne, Calgary

MLS® #A2218183

**\$529,999**

4 Bedroom, 3.00 Bathroom, 908 sqft

Residential on 0.07 Acres

Falconridge, Calgary, Alberta

Welcome to 69 Falworth Way NE Renovated Bi-Level Semi-Detached house with 2-Bedroom illegal Suite. Discover this beautifully updated bi-level semi-detached home in the heart of mature community Falconridge, offering over 1,800 sq. ft. of fully developed living space. Perfect for families or investors seeking a turnkey property with rental potential. Main Level Highlights: Open-concept living and dining area with wide-plank vinyl flooring and large east-facing windows, flooding the space with natural light, cozy gas/wood-burning fireplace, ideal for Calgary's chilly evenings, Modern kitchen with updated High gloss cabinets and quartz countertops. Two spacious bedrooms and a full bathroom featuring a bathtub. Master bedroom with its own ensuite half bath and access to wood deck for morning/evening coffee. Fully Finished Basement offers 2 bedroom illegal suite with new kitchen and large living/dining area. Two generously sized bedrooms and a full bathroom, Separate laundry. Highlights of upgrades are: New paint, LVP flooring, casing and baseboards, High gloss Kitchens with quartz countertops, pot lights, new bathrooms, doors etc. Fully fenced private yard with parking slot. Walking distance to elementary, middle, and senior high schools, Minutes away from grocery stores, restaurants, and retail shopping, Easy access to public transit and major roadways. Whether you're looking for a family home with rental income potential or a solid investment



property, 69 Falworth Way NE is a must-see.

Built in 1980

**Essential Information**

|                |                        |
|----------------|------------------------|
| MLS® #         | A2218183               |
| Price          | \$529,999              |
| Bedrooms       | 4                      |
| Bathrooms      | 3.00                   |
| Full Baths     | 2                      |
| Half Baths     | 1                      |
| Square Footage | 908                    |
| Acres          | 0.07                   |
| Year Built     | 1980                   |
| Type           | Residential            |
| Sub-Type       | Semi Detached          |
| Style          | Side by Side, Bi-Level |
| Status         | Active                 |

**Community Information**

|             |                    |
|-------------|--------------------|
| Address     | 69 Falworth Way Ne |
| Subdivision | Falconridge        |
| City        | Calgary            |
| County      | Calgary            |
| Province    | Alberta            |
| Postal Code | T3J 1E4            |

**Amenities**

|         |                         |
|---------|-------------------------|
| Parking | Off Street, Parking Pad |
|---------|-------------------------|

**Interior**

|                   |                                                                            |
|-------------------|----------------------------------------------------------------------------|
| Interior Features | See Remarks                                                                |
| Appliances        | Electric Stove, Microwave Hood Fan, Range Hood, Refrigerator, Washer/Dryer |
| Heating           | Fireplace(s), Forced Air, Natural Gas                                      |
| Cooling           | None                                                                       |
| Fireplace         | Yes                                                                        |
| # of Fireplaces   | 1                                                                          |

|              |                       |
|--------------|-----------------------|
| Fireplaces   | Gas                   |
| Has Basement | Yes                   |
| Basement     | Finished, Full, Suite |

## Exterior

|                   |                                                     |
|-------------------|-----------------------------------------------------|
| Exterior Features | Balcony, Playground, Private Yard                   |
| Lot Description   | Back Lane, Back Yard, Front Yard, Landscaped, Level |
| Roof              | Asphalt                                             |
| Construction      | Brick, Stucco, Wood Frame                           |
| Foundation        | Poured Concrete                                     |

## Additional Information

|                |               |
|----------------|---------------|
| Date Listed    | May 5th, 2025 |
| Days on Market | 45            |
| Zoning         | R-CG          |

## Listing Details

|                |             |
|----------------|-------------|
| Listing Office | Real Broker |
|----------------|-------------|

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