

\$389,900 - 79 Falworth Way Ne, Calgary

MLS® #A2111047

\$389,900

5 Bedroom, 2.00 Bathroom, 870 sqft

Residential on 0.07 Acres

Falconridge, Calgary, Alberta

PROPERTY IS SOLD! Amazing investment opportunity 2 bedroom Suite Up and 3 Bedroom Illegal Suite down! This well maintained home offers two completely separate units. The upper Suite offers a large living room with a gas fireplace, dining room combo, good sized kitchen, a large primary bedroom, and an additional good sized bedroom, 4 piece bathroom and separate laundry on the main floor. The illegal basement suite offers a good sized living room with a gas fireplace a good sized kitchen with gas stove, three great sized bedrooms, 4 piece bath and separate laundry, the property comes with tankless hot water, so there is enough for everyone! Located on a low traffic street in Falconridge, with shopping and transit just a few minutes away, quick access to Stoney Trail, this is a great location!

Built in 1980

Essential Information

MLS® #	A2111047
Price	\$389,900
Sold Price	\$400,000
Bedrooms	5
Bathrooms	2.00
Full Baths	2
Square Footage	870
Acres	0.07



Year Built	1980
Type	Residential
Sub-Type	Semi Detached
Style	Bi-Level, Side by Side
Status	Sold

Community Information

Address	79 Falworth Way Ne
Subdivision	Falconridge
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T1P1K5

Amenities

Parking Spaces	2
Parking	Off Street, On Street

Interior

Interior Features	See Remarks, Separate Entrance, Tankless Hot Water
Appliances	Electric Stove, Gas Stove, Range Hood, Refrigerator, Washer/Dryer Stacked, Window Coverings
Heating	Baseboard, Electric, Fireplace(s), Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	2
Fireplaces	Basement, Family Room, Gas, Living Room, Tile
Has Basement	Yes
Basement	Full, Suite

Exterior

Exterior Features	Balcony
Lot Description	Back Lane, Back Yard, Front Yard, Lawn, Rectangular Lot
Roof	Membrane
Construction	Metal Siding, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	February 28th, 2024
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Date Sold	March 13th, 2024
Days on Market	14
Zoning	R-C2
HOA Fees	0.00

Listing Details

Listing Office CIR Realty

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