

\$475,000 - 27 Falworth Court Ne, Calgary

MLS® #A2112845

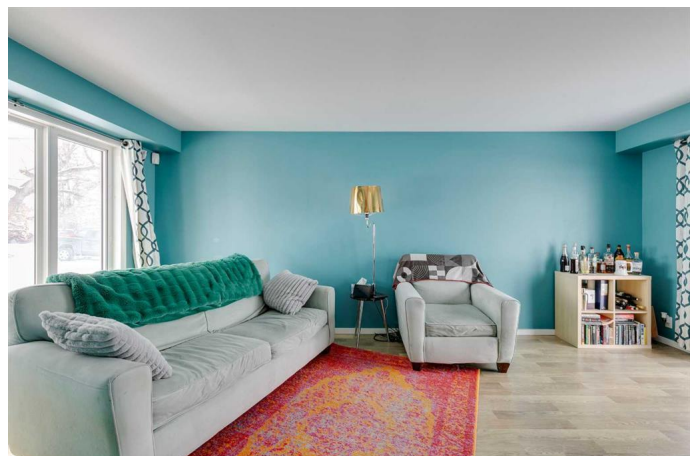
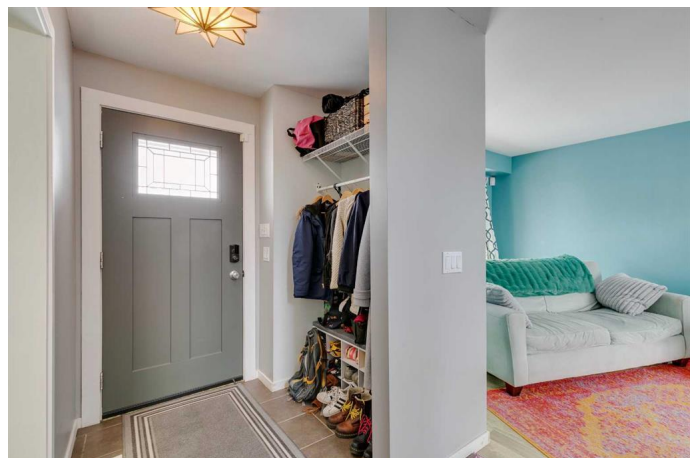
\$475,000

3 Bedroom, 2.00 Bathroom, 1,223 sqft

Residential on 0.12 Acres

Falconridge, Calgary, Alberta

OPEN HOUSE Saturday, March 9, 1 - 3 pm Welcome Home! This is the one you have been waiting for; a 3-bedroom, 2-storey detached home boasting over 1,600 sqft of developed living space. As you approach the house, you'll be greeted by the stunning new exterior completely redone in the last two years with Hardie board siding & a new roof. The front porch invites you to step inside, where the open-concept layout creates a warm and inviting atmosphere. The expansive living room is a focal point of the home, large windows flood the space with natural light, and patio doors lead out to the backyard, seamlessly connecting indoor and outdoor living. The kitchen offers plenty of cabinet and counter space, featuring wooden cabinetry that adds a touch of timeless elegance. The dining room, adorned with a large window, offers a perfect setting for family meals and gatherings. You'll also find a large pantry area, and powder room on this floor. Venture to the upper level, where three bedrooms await. The primary bedroom offers plenty of space for the king bedroom set and two large built in wardrobes. The second bedroom is thoughtfully designed with an organizational wall unit, maximizing space and functionality. A well-appointed 4-piece bathroom serves the upper level, providing convenience for the entire family. Descend to the basement, where a cozy family room awaits, adorned with laminate flooring for a modern and comfortable feel. The adjacent laundry/ mech room adds



practicality to daily chores, ensuring a well-organized living space. Youâ€™ll love the massive west-facing backyard that overlooks the school field. No neighbors behind you! There is an alley to provide access if youâ€™d like to build a garage. All of this is located on a cul-de-sac street in the heart of Falconridge. With easy access to major roadways, schools, shopping, and transportation. Call your favorite realtor to book a private viewing this weekend!

Built in 1980

Essential Information

MLS® #	A2112845
Price	\$475,000
Sold Price	\$500,000
Bedrooms	3
Bathrooms	2.00
Full Baths	1
Half Baths	1
Square Footage	1,223
Acres	0.12
Year Built	1980
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Sold

Community Information

Address	27 Falworth Court Ne
Subdivision	Falconridge
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3J 1G2

Amenities

Parking	Off Street, On Street
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Interior

Interior Features	Closet Organizers, Vinyl Windows
Appliances	Dishwasher, Dryer, Microwave, Refrigerator, Stove(s), Washer, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	None
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	Private Yard
Lot Description	Back Lane, Backs on to Park/Green Space, Cul-De-Sac, Lawn, Landscaped
Roof	Asphalt
Construction	Cement Fiber Board
Foundation	Poured Concrete

Additional Information

Date Listed	March 7th, 2024
Date Sold	March 10th, 2024
Days on Market	3
Zoning	R-C1
HOA Fees	0.00

Listing Details

Listing Office	CIR Realty
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