

\$429,000 - 306 Falwood Way Ne, Calgary

MLS® #A2129132

\$429,000

4 Bedroom, 2.00 Bathroom, 913 sqft

Residential on 0.07 Acres

Falconridge, Calgary, Alberta

Perfect opportunity for an investment property or live up rent down! Welcome to your new home sweet home! Located in Falconridge, this charming 4-bedroom duplex offers the perfect blend of comfort and functionality.

The main floor offers well planned space that is, ideal for both relaxing evenings and entertaining guests. The well-appointed kitchen offers stainless steel appliances and, ample cabinet space with an adjoined dining space.

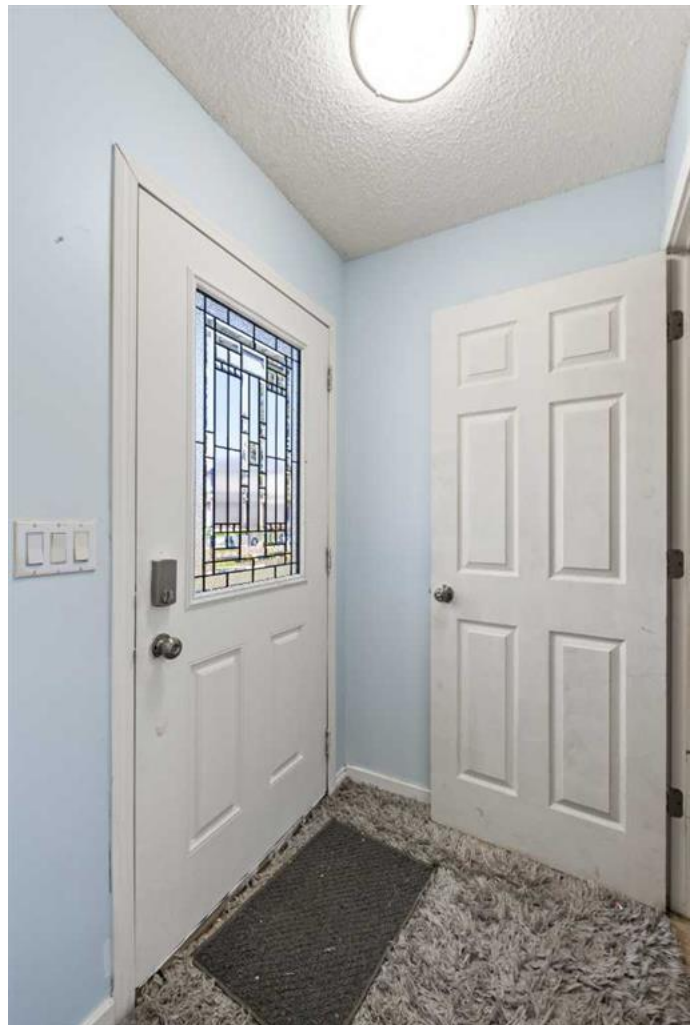
Next you will find two good sized bedrooms, each offering a peaceful retreat at the end of the day.

But the allure of this property doesn't end there! Descend to the lower level to discover a fully equipped 2-bedroom illegal basement suite, complete with its own kitchen, living area, and separate entrance. Whether used as a guest suite, rental opportunity, or additional living space, the possibilities are endless.

Outside, a detached garage provides convenient parking and extra storage space for all your outdoor gear and tools.

Conveniently located near schools, parks, shopping, public transit and dining options, this duplex offers the perfect combination of comfort, convenience, and style and a great value in today's market.

Built in 1979



Essential Information

MLS® #	A2129132
Price	\$429,000
Sold Price	\$444,400
Bedrooms	4
Bathrooms	2.00
Full Baths	2
Square Footage	913
Acres	0.07
Year Built	1979
Type	Residential
Sub-Type	Semi Detached
Style	Bi-Level, Side by Side
Status	Sold

Community Information

Address	306 Falwood Way Ne
Subdivision	Falconridge
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3J 1J6

Amenities

Parking Spaces	2
Parking	Double Garage Detached

Interior

Interior Features	See Remarks
Appliances	Electric Stove, Range Hood, Refrigerator
Heating	Forced Air
Cooling	None
Has Basement	Yes
Basement	Full, Suite

Exterior

Exterior Features	Other
Lot Description	Rectangular Lot
Roof	Asphalt Shingle

Construction	Wood Frame
Foundation	Poured Concrete



Additional Information

Date Listed	May 5th, 2024
Date Sold	May 8th, 2024
Days on Market	2
Zoning	R-C2
HOA Fees	0.00

Listing Details

Listing Office	TREC The Real Estate Company
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