

# \$525,000 - 51 Falwood Place Ne, Calgary

MLS® #A2153161

**\$525,000**

3 Bedroom, 3.00 Bathroom, 1,332 sqft  
Residential on 0.13 Acres

Falconridge, Calgary, Alberta

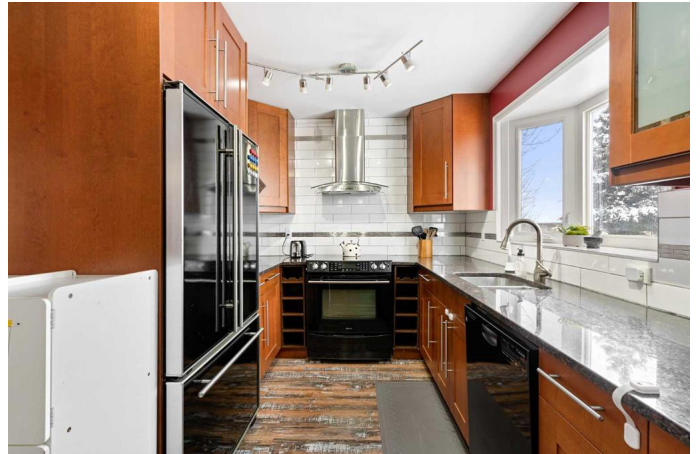
Welcome to 51 Falwood Place NE! Nestled in the heart of Falconridge, this charming two-storey home offers comfort, convenience, and modern upgrades perfect for your family's needs.

As you step inside, you're greeted by a warm and inviting atmosphere. The main floor boasts a spacious living room adorned with a cozy wood-burning fireplace, creating the ideal spot for gatherings or quiet evenings in. The upgraded kitchen is a chef's delight, featuring elegant granite countertops, ample cabinet space, and newer appliances, making meal preparation a breeze.

Upstairs, you'll find three generously sized bedrooms, providing plenty of space for rest and relaxation. The primary bedroom features a large closet, offering both convenience and storage. Additionally, the home boasts one full bath and two convenient half baths, ensuring everyone's comfort and privacy.

With 1332 square feet of living space, this home provides ample room for your family to grow and thrive. The newer windows flood the home with natural light, creating a bright and airy ambiance throughout.

Outside, the large pie-shaped lot offers endless possibilities for outdoor enjoyment. Whether you're hosting summer barbecues, gardening, or simply unwinding on the



spacious deck, you'll love the tranquility and privacy this backyard oasis provides.

Other notable features include air conditioning for those hot summer days and a high-efficiency furnace for added comfort and energy savings. Plus, the single attached garage offers convenient parking and storage space for your vehicles and outdoor gear.

Conveniently located close to schools, parks, shopping, and transit, this home offers the perfect blend of suburban tranquility and urban convenience. Don't miss your chance to make 51 Falwood Place NE your new home sweet home! Schedule your private showing today.

Built in 1979

**Essential Information**

|                |             |
|----------------|-------------|
| MLS® #         | A2153161    |
| Price          | \$525,000   |
| Sold Price     | \$518,000   |
| Bedrooms       | 3           |
| Bathrooms      | 3.00        |
| Full Baths     | 1           |
| Half Baths     | 2           |
| Square Footage | 1,332       |
| Acres          | 0.13        |
| Year Built     | 1979        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | 2 Storey    |
| Status         | Sold        |

**Community Information**

|             |                     |
|-------------|---------------------|
| Address     | 51 Falwood Place Ne |
| Subdivision | Falconridge         |
| City        | Calgary             |
| County      | Calgary             |

|             |         |
|-------------|---------|
| Province    | Alberta |
| Postal Code | T3J 1B4 |

### Amenities

|                |                        |
|----------------|------------------------|
| Parking Spaces | 2                      |
| Parking        | Single Garage Attached |

### Interior

|                   |                                                                                                                     |
|-------------------|---------------------------------------------------------------------------------------------------------------------|
| Interior Features | See Remarks                                                                                                         |
| Appliances        | Dishwasher, Dryer, Electric Stove, Garage Control(s), Microwave, Range Hood, Refrigerator, Washer, Window Coverings |
| Heating           | Electric, Forced Air, Heat Pump, Natural Gas                                                                        |
| Cooling           | Wall Unit(s)                                                                                                        |
| Fireplace         | Yes                                                                                                                 |
| # of Fireplaces   | 1                                                                                                                   |
| Fireplaces        | Wood Burning                                                                                                        |
| Has Basement      | Yes                                                                                                                 |
| Basement          | Finished, Full                                                                                                      |

### Exterior

|                   |                                      |
|-------------------|--------------------------------------|
| Exterior Features | None                                 |
| Lot Description   | Back Lane, Back Yard, Pie Shaped Lot |
| Roof              | Asphalt Shingle                      |
| Construction      | Aluminum Siding, Brick, Wood Frame   |
| Foundation        | Poured Concrete                      |

### Additional Information

|                |                   |
|----------------|-------------------|
| Date Listed    | July 27th, 2024   |
| Date Sold      | August 28th, 2024 |
| Days on Market | 32                |
| Zoning         | R-C1              |
| HOA Fees       | 0.00              |

### Listing Details

|                |                               |
|----------------|-------------------------------|
| Listing Office | Hope Street Real Estate Corp. |
|----------------|-------------------------------|

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