

\$550,000 - 23 Falworth Way Ne, Calgary

MLS® #A2153205

\$550,000

3 Bedroom, 1.00 Bathroom, 1,008 sqft

Residential on 0.10 Acres

Falconridge, Calgary, Alberta

OPEN HOUSE: Saturday, August 3rd from 12:00 PM - 2:00 PM. This well-maintained and partially upgraded bungalow with over 1800 sq. ft of developed space has much to offer in a great location. Great for first-time buyers or an investor, with an oversized double-detached garage, large lot and separate entrance at the back. As you enter the home, you step into the spacious living room with luxury vinyl plank flooring that continues throughout both levels of home. Prepare to be amazed by the generously sized kitchen with ample space for all your culinary needs, with an abundance of new cabinet doors, new hardware, plenty of counter space and adjacent dining area perfect for a family. This thoughtfully planned property has 3 well-sized bedrooms and a main level bathroom with a soaker tub. Lower level has a fantastic laundry room with wash basin and cabinets and one large bonus room perfect for entertaining, a gym or games area, or a kids play area and multimedia space. Finishing off the lower level are a storage room and several well-placed storage spaces. The large backyard has space to host family BBQs and let the kids play and is equipped with a fantastic extra-large double-detached garage. Additional features of the home include New Hot Water Tank (2020), All main level Windows (2009), Garage (built 2013), All Flooring (2020), Kitchen and bathroom new hardware and cabinet doors (2021). Conveniently located near schools, multiple



parks, transit, a ton of shopping, The Genesis centre and with quick and easy commutes to downtown and the newly completed Stoney Trail this property has a lot to offer. Make affordable detached home living with convenient proximity to amenities yours today!

Built in 1979

Essential Information

MLS® #	A2153205
Price	\$550,000
Sold Price	\$540,000
Bedrooms	3
Bathrooms	1.00
Full Baths	1
Square Footage	1,008
Acres	0.10
Year Built	1979
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Sold

Community Information

Address	23 Falworth Way Ne
Subdivision	Falconridge
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3J1C9

Amenities

Parking Spaces	2
Parking	Double Garage Detached

Interior

Interior Features	Chandelier, Laminate Counters, No Smoking Home, Storage, Vinyl Windows
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Appliances	Dryer, Electric Range, Garage Control(s), Microwave, Refrigerator, Washer
Heating	Forced Air
Cooling	None
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	Private Yard
Lot Description	Back Lane, Back Yard, Lawn, Low Maintenance Landscape, Treed
Roof	Asphalt Shingle
Construction	Stucco, Wood Frame, Wood Siding
Foundation	Poured Concrete

Additional Information

Date Listed	August 1st, 2024
Date Sold	August 3rd, 2024
Days on Market	2
Zoning	R-C2
HOA Fees	0.00

Listing Details

Listing Office	eXp Realty
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