

\$459,900 - 77 Falworth Way Ne, Calgary

MLS® #A2153655

\$459,900

4 Bedroom, 2.00 Bathroom, 928 sqft

Residential on 0.07 Acres

Falconridge, Calgary, Alberta

****Investors/First time home buyer alert** ****

Cash flow positive property** Welcome to this beautiful semi-detached home located in the desirable Falconridge neighborhood of NE Calgary. Semi detached bungalow features a large lot with a rear alley access and fenced backyard. This prime location offers the convenience of being within walking distance to Terry Fox High School, Grant MacEwan Elementary School, Bishop McNally High School, and Falshire Park. Additionally, it's just a 5-minute drive to the McKnight LRT station, making commuting a breeze. This renovated 4-bedroom, 2-bathroom home is perfect for first-time home buyers or investors. The east-facing orientation and large windows fill the home with natural light. The main floor features a spacious living area, dining room, and a separate kitchen for added privacy. There are also two good size bedrooms and a common bathroom on this level. The fully finished basement includes a separate illegal suite with a kitchen, a large living area, two spacious bedrooms, and a bathroom. Common laundry facilities are located downstairs, with additional laundry rough-in available in the closet on the main floor for an option of separate laundry. Recent updates include a water tank replaced in 2019, a roof replaced in 2010, windows replaced in 2012 and new hardwood flooring on the main floor. This home is a fantastic opportunity for first-time home buyers and investors looking for positive cash flow. Don't miss out!



Built in 1980

Essential Information

MLS® #	A2153655
Price	\$459,900
Sold Price	\$465,000
Bedrooms	4
Bathrooms	2.00
Full Baths	2
Square Footage	928
Acres	0.07
Year Built	1980
Type	Residential
Sub-Type	Semi Detached
Style	Bungalow, Side by Side
Status	Sold

Community Information

Address	77 Falworth Way Ne
Subdivision	Falconridge
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3J1E4

Amenities

Parking Spaces	4
Parking	Driveway, Parking Pad

Interior

Interior Features	No Animal Home, No Smoking Home
Appliances	Dryer, Electric Stove, Microwave Hood Fan, Refrigerator, Washer
Heating	Forced Air
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Wood Burning
Has Basement	Yes
Basement	Separate/Exterior Entry, Finished, Full, Suite

Exterior

Exterior Features	Private Yard
Lot Description	Back Lane, Back Yard
Roof	Asphalt Shingle
Construction	Metal Siding
Foundation	Poured Concrete

Additional Information

Date Listed	July 29th, 2024
Date Sold	August 9th, 2024
Days on Market	10
Zoning	R-C2
HOA Fees	0.00

Listing Details

Listing Office	CIR Realty
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