

# \$519,900 - 23 Falworth Court Ne, Calgary

MLS® #A2203704

**\$519,900**

4 Bedroom, 2.00 Bathroom, 903 sqft  
Residential on 0.12 Acres

Falconridge, Calgary, Alberta

**\*\*\*OPEN HOUSE SATURDAY APRIL 12 1PM TO 4PM\*\*\*** Beautiful Bi-Level Home Backing onto Green Space in a Quiet Cul-De-Sac – A Handyman's Dream Garage!

This stunning bi-level home, situated in a peaceful cul-de-sac and backing onto lush green space, offers over 1600 square feet of developed living space with a spacious and functional layout. The home features a large 19' by 14' deck—ideal for outdoor entertaining and relaxation.

The basement is fully developed and currently used as a clay modeling studio, with walk-up access to the backyard for easy entry and exit. There's also the potential to convert the basement into a rental suite, complete with a separate entrance for added privacy and a fantastic mortgage helper opportunity.

The home has been thoughtfully updated over the years, including newer flooring, brand-new carpet in the basement, air conditioning, modern kitchen countertops, and an upgraded upstairs bathroom. With 4 spacious bedrooms, including an oversized downstairs bedroom with plenty of natural light, this home offers ideal space for family living.

Key Features:

Handyman's Dream Garage: The oversized garage was meticulously built by the previous



owner and is perfect for projects, storage, or simply indulging your passion for DIY.

**Quiet Location:** Located in a cul-de-sac, offering no through traffic and quiet streets for kids to safely play and ride bikes.

**Backs onto School Field:** Enjoy added privacy with no rear neighbors and a scenic view of the school field.

**Newer Updates:** A new on-demand hot water tank and furnace installed in 2024, along with a newer metal roof to help save you thousands on maintenance.

**RV Parking:** A dedicated back pad for RV parking, providing even more space for vehicles.

**Fully Gated Front Yard:** Perfect for pet owners, ensuring a safe, enclosed space for pets to roam freely.

**Energy-Efficient:** New furnace and air conditioning for year-round comfort and cost savings.

**Great Investment Potential:** The basement suite has a separate entrance and can easily be converted back into a rental suite for additional income.

**Outstanding Location:** Falconridge is one of the safest and most peaceful neighborhoods in NE Calgary, with crime rates lower than many NW, SW, and SE areas—making it an ideal family-friendly community.

Don't miss your chance to own this exceptional home with all the space, privacy, and upgrades you need, including the ultimate handyman's garage!

Built in 1980

## **Essential Information**

MLS® #	A2203704
Price	\$519,900
Bedrooms	4

Bathrooms	2.00
Full Baths	2
Square Footage	903
Acres	0.12
Year Built	1980
Type	Residential
Sub-Type	Detached
Style	Bi-Level
Status	Active

### **Community Information**

Address	23 Falworth Court Ne
Subdivision	Falconridge
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3J 1G2

### **Amenities**

Parking Spaces	2
Parking	Double Garage Detached
# of Garages	2

### **Interior**

Interior Features	Ceiling Fan(s), Stone Counters
Appliances	Dishwasher, Dryer, Refrigerator, Stove(s), Washer
Heating	Forced Air
Cooling	Central Air
Has Basement	Yes
Basement	Finished, Full

### **Exterior**

Exterior Features	Private Entrance, Private Yard
Lot Description	Back Lane, Cul-De-Sac, Front Yard, Landscaped
Roof	Asphalt Shingle
Construction	Vinyl Siding
Foundation	Poured Concrete

### **Additional Information**

Date Listed March 27th, 2025

Days on Market 14

Zoning R-CG

### **Listing Details**

Listing Office CIR Realty

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