

\$614,900 - 219 Falwood Way Ne, Calgary

MLS® #A2254932

\$614,900

5 Bedroom, 3.00 Bathroom, 1,140 sqft
Single Family on 0.10 Acres

Falconridge, Calgary, Alberta

LEGAL SUITE | FULLY UPGRADED | All Poly B replaced with PEX | 5 BEDROOMS | 3.5 BATHROOMS. Welcome to this beautifully updated and fully finished bungalow offering over 1,800 sq. ft. of developed living space, perfectly suited for families or savvy investors. Situated in the desirable community of Falconridge, this home features a 2 Bedroom LEGAL SUITE, spacious yard, a detached garage, a greenhouse, and a storage shed. The main level boasts a bright and airy living room with a large window, a brand-new kitchen with stainless steel appliances, and a generous dining area. The primary bedroom includes a private 3-piece ensuite, complemented by two additional bedrooms, a full bathroom, separate laundry, and direct access to the backyard. A large mudroom provides a functional and welcoming entry. Downstairs, the LEGAL basement suite features its own private entrance, two large bedrooms, a full bathroom, a stylish open-concept kitchen and family room, and separate laundry—ideal for multi-generational living or rental income. Recent updates include new flooring, fresh paint, modernized bathrooms, and renovated kitchens on both levels, adding to the home's value and appeal. Outside, enjoy a fully fenced yard, metal roofing, apple trees in the front, and a detached garage with a newer roof (2022). Located across from the Falconridge Dog Park on a quiet street, this home is just steps from Falconridge School, with easy access to



transit, shopping at McKnight Village, and the Falconridge Community Centre. Don't miss this incredible opportunity to live up and rent down, or simply enjoy the space all to yourself. Book your private showing today! (id:6289)

Built in 1979

Essential Information

Listing #	A2254932
Price	\$614,900
Bedrooms	5
Bathrooms	3.00
Square Footage	1,140
Acres	0.10
Year Built	1979
Type	Single Family
Sub-Type	Freehold
Style	Bungalow

Community Information

Address	219 Falwood Way Ne
Subdivision	Falconridge
City	Calgary
Province	Alberta
Postal Code	T3J1A9

Amenities

Amenities	Park, Playground, Schools
Features	Back lane, No Animal Home, No Smoking Home
Parking Spaces	1
Parking	Detached Garage
# of Garages	1

Interior

Appliances	Refrigerator, Dishwasher, Stove, Washer & Dryer
Heating	Forced air
Cooling	None
# of Stories	1

Has Basement	Yes
Basement	Separate entrance, Suite

Exterior

Exterior	Vinyl siding
Construction	Wood frame
Foundation	Poured Concrete

Listing Details

Listing Office	TREC The Real Estate Company
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