

\$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

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

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|-------------|------------------|
| Date Listed | March 27th, 2025 |
|-------------|------------------|

Days on Market 5
Zoning R-CG

Listing Details

Listing Office CIR Realty

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