

23 Falworth Court NE
Calgary, Alberta

MLS # A2203704



\$519,900

Division:	Falconridge		
Type:	Residential/House		
Style:	Bi-Level		
Size:	903 sq.ft.	Age:	1980 (45 yrs old)
Beds:	4	Baths:	2
Garage:	Double Garage Detached		
Lot Size:	0.12 Acre		
Lot Feat:	Back Lane, Cul-De-Sac, Front Yard, Landscaped		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Hardwood, Vinyl	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Vinyl Siding	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Ceiling Fan(s), Stone Counters		

Inclusions: N/A

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!