

# \$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**

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

Days on Market 10  
Zoning R-CG

### **Listing Details**

Listing Office CIR Realty

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