

# \$475,000 - 203 Falwood Way Ne, Calgary

MLS® #A2242590

**\$475,000**

4 Bedroom, 2.00 Bathroom, 828 sqft

Residential on 0.10 Acres

Falconridge, Calgary, Alberta

Not many photos due to tenants privacy. A beautifully maintained detached home ideally located right across from a scenic open park, offering both peaceful views and a vibrant community feel. This versatile property features 4 bedrooms in total, with 2 bedrooms upstairs and a fully developed 2-bedroom illegal basement suite, perfect for extended family living or mortgage-helper potential (subject to city regulations).

The main floor is bright and welcoming, with a functional layout, ample natural light, and comfortable living spaces. The basement suite includes its own kitchen, living area, and separate entrance, offering excellent flexibility and privacy.

Step outside to enjoy a private backyard, perfect for gatherings, gardening, or relaxing evenings. A double detached garage adds convenience and extra storage space.

Located on a quiet street in the heart of Falconridge, this home is just steps from schools, shopping, public transit, and walking trails—ideal for families, investors, or first-time buyers.

Don't miss your opportunity to own this well-located, income-generating property in a thriving Calgary community!

Built in 1979



## Essential Information

|                |             |
|----------------|-------------|
| MLS® #         | A2242590    |
| Price          | \$475,000   |
| Bedrooms       | 4           |
| Bathrooms      | 2.00        |
| Full Baths     | 2           |
| Square Footage | 828         |
| Acres          | 0.10        |
| Year Built     | 1979        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | Bi-Level    |
| Status         | Active      |

## Community Information

|             |                    |
|-------------|--------------------|
| Address     | 203 Falwood Way Ne |
| Subdivision | Falconridge        |
| City        | Calgary            |
| County      | Calgary            |
| Province    | Alberta            |
| Postal Code | T3J 1A9            |

## Amenities

|                |                                   |
|----------------|-----------------------------------|
| Parking Spaces | 2                                 |
| Parking        | Double Garage Detached, Insulated |
| # of Garages   | 2                                 |

## Interior

|                   |                                                      |
|-------------------|------------------------------------------------------|
| Interior Features | Separate Entrance                                    |
| Appliances        | Dishwasher, Electric Stove, Range Hood, Refrigerator |
| Heating           | Forced Air, Natural Gas                              |
| Cooling           | None                                                 |
| Fireplace         | Yes                                                  |
| # of Fireplaces   | 1                                                    |
| Fireplaces        | Wood Burning                                         |
| Has Basement      | Yes                                                  |
| Basement          | Finished, Full                                       |

## Exterior

|                   |                                    |
|-------------------|------------------------------------|
| Exterior Features | Private Yard                       |
| Lot Description   | Landscaped, Level, Rectangular Lot |
| Roof              | Asphalt Shingle                    |
| Construction      | Vinyl Siding, Wood Frame           |
| Foundation        | Poured Concrete                    |

**Additional Information**

|                |                 |
|----------------|-----------------|
| Date Listed    | July 29th, 2025 |
| Days on Market | 63              |
| Zoning         | R-CG            |

**Listing Details**

|                |                          |
|----------------|--------------------------|
| Listing Office | The Real Estate District |
|----------------|--------------------------|

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