

# \$499,999 - 23 Falworth Court Ne, Calgary

MLS® #A2203704

**\$499,999**

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. The basement is complete with a separate entrance.

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          | \$499,999 |
| 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 | 33               |
| Zoning         | R-CG             |

**Listing Details**

Listing Office                      CIR Realty

Data is supplied by Pillar 9â,,¢ MLSÂ® System. Pillar 9â,,¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â,,¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.