



GRASSROOTS
REALTY GROUP

1-833-477-6687
aloha@grassrootsrealty.ca

1127 Falworth Road NE
Calgary, Alberta

MLS # A2216519



\$600,000

Division:	Falconridge		
Type:	Residential/House		
Style:	4 Level Split		
Size:	1,155 sq.ft.	Age:	1979 (46 yrs old)
Beds:	4	Baths:	2
Garage:	Single Garage Detached		
Lot Size:	0.10 Acre		
Lot Feat:	Back Lane, Back Yard, Front Yard		

Heating:	High Efficiency, Forced Air	Water:	-
Floors:	Carpet, Laminate, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full, Suite	LLD:	-
Exterior:	Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Open Floorplan, Storage, Walk-In Closet(s)		

Inclusions: Fridge, stove in basement

OPEN HOUSE SUNDAY MAY 11 - 11 AM TO 1 PM Welcome to this immaculately maintained and truly beautiful home in the heart of Falconridge — complete with a legal suite and brimming with charm, space, and thoughtful updates. From the moment you arrive, you'll notice how much care has gone into every detail, from the lush green landscaping and fruit trees to the raised garden beds, greenhouse, wide walkways, and two large decks — perfect for enjoying in the summer months . The main floor greets you with vaulted ceilings, a spacious entryway, and a warm, inviting living room with a cozy wood-burning fireplace. The dining area opens to a lovely balcony, and the bright kitchen offers abundant cabinetry, a central breakfast bar, pantry, and ample counter space. Upstairs you'll find a generous primary bedroom with a walk-in closet, a comfortable second bedroom, and a full 4-piece bathroom. The lower level boasts a separate walkout entrance to the legal basement suite, the laundry area, two good-sized bedrooms, and lots of natural light. The living area is an open concept design with a perfect kitchen, living area and a spacious 3-piece bathroom and lots of storage throughout. Recent updates include: windows (2021), carpet (2021), and hot water heater (2021) , plus a high efficiency furnace making this home not only beautiful but move-in ready. Whether you're looking for a great investment opportunity or a multigenerational home, this one is a must-see!