



GRASSROOTS
REALTY GROUP

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71 Falwood Place NE
Calgary, Alberta

MLS # A2234733



\$519,900

Division:	Falconridge		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,013 sq.ft.	Age:	1979 (46 yrs old)
Beds:	3	Baths:	2
Garage:	Double Garage Detached		
Lot Size:	0.10 Acre		
Lot Feat:	Back Lane, Back Yard, Front Yard, Level, Rectangular Lot, Street Lighting		

Heating:	High Efficiency, Fireplace(s), Forced Air	Water:	-
Floors:	Carpet, Laminate, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Stucco	Zoning:	RC-G
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, Ceiling Fan(s), Crown Molding, Laminate Counters, No Smoking Home, Pantry		

Inclusions: N/A

*Cancelled Open House Sunday July 6th.*ONE OF THE BEST VALUES IN FALCONRIDGE! Situated on a PICTURE-PERFECT, QUIET STREET surrounded by pride of ownership. The ideal setting for first time buyers, families, or investors looking for an incredible opportunity! Move in ready with BIG-TICKET UPGRADES already done for you: -- NEW GARAGE ROOF (2025) -- NEW HOT WATER TANK (2025) -- NEWER WINDOWS (2022) -- ROOF (2019) -- FURNACE (2017) Enjoy the FULLY DEVELOPED BASEMENT, DOUBLE DETACHED GARAGE, and SPACIOUS BACKYARD, perfect for kids, pets or hosting weekend BBQs. All this just STEPS FROM SCHOOLS, PARKS, AND SHOPPING, with quick access to STONEY TRAIL and only 16 MINUTES TO YYC AIRPORT! Welcome to Falconridge! A well established, vibrant and family-focused NE Calgary community known for its strong sense of community, abundant green space, and fantastic amenities. With multiple schools, rec centres, playgrounds, and shopping options nearby, this neighbourhood has everything you need just minutes from your door. This is the kind of VALUE and LOCATION that's getting harder to find. DON'T MISS OUT!