



GRASSROOTS
REALTY GROUP

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13 Falworth Way NE
Calgary, Alberta

MLS # A2256736



\$420,000

Division:	Falconridge		
Type:	Residential/Duplex		
Style:	Attached-Side by Side, Bungalow		
Size:	1,024 sq.ft.	Age:	1979 (46 yrs old)
Beds:	3	Baths:	2
Garage:	Off Street, Parking Pad		
Lot Size:	0.06 Acre		
Lot Feat:	Back Lane		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Hardwood	Sewer:	-
Roof:	Shingle	Condo Fee:	-
Basement:	Full, Partially Finished	LLD:	-
Exterior:	Aluminum Siding	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Jetted Tub, No Animal Home, No Smoking Home		

Inclusions: Central Vacuum (AS-IS)

Step into this charming semi-detached bungalow that combines everyday comfort with incredible convenience. The main floor offers three cozy bedrooms and a full 3-piece bathroom, perfect for a growing family or first-time buyers. Downstairs, you'll find a spacious recreation room that's ideal for family movie nights, kids' play space, or hosting friends. A second 3-piece bathroom with a jetted tub adds extra comfort, while multiple storage rooms give you endless options to customize—whether you're dreaming of a home office, gym, or hobby space. This lovingly cared-for, smoke- and pet-free home is move-in ready. With schools, shopping, restaurants, transit, and even police and fire services all within 3 km, you'll enjoy the perfect balance of quiet neighborhood living and everyday accessibility.