159 Falwood Way NE
Calgary, Alberta

MLS # A2264738

$489,000

Division:	Falconridge
Type:	Residential/House
Style:	Bungalow

Size:	1,075 sq.ft.	**Age:**	1979 (47 yrs old)
Beds:	5	**Baths:**	2

Garage:	None
Lot Size:	0.10 Acre
Lot Feat:	Back Yard, Front Yard, See Remarks

Heating:	Forced Air		**Water:**	-
Floors:	Hardwood		**Sewer:**	-
Roof:	Asphalt Shingle		**Condo Fee:**	-
Basement:	Full		**LLD:**	-
Exterior:	Vinyl Siding		**Zoning:**	R-CG
Foundation:	Poured Concrete		**Utilities:**	-
Features:	See Remarks, Separate Entrance, Storage			

Inclusions:	N/a

Welcome to Your New Home in Falconridge! Discover this beautiful, well-maintained home nestled in Falconridge, offering comfort, convenience, and versatility. Enjoy a spacious backyard, perfect for relaxing or entertaining during warm summer days. The property is vacant and move-in ready, awaiting its next proud owner. Located just steps away from schools, parks, grocery stores, and public transit, this home provides unbeatable accessibility to everyday amenities. The main floor features a bright living room, a cozy dining area, a functional kitchen, and an additional eating space. Upstairs, you’ll find two generous bedrooms plus a primary bedroom, along with a 4-piece bathroom. The (illegal) basement suite includes two good-sized bedrooms, a 3-piece bathroom, and a large recreation room—ideal for extended family . Whether you’re an investor or a first-time homebuyer, this property offers excellent value, prime location, and great features. Don’t miss out—book your showing today!