



GRASSROOTS
REALTY GROUP

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203 Falwood Way NE
Calgary, Alberta

MLS # A2277478



\$450,000

Division:	Falconridge		
Type:	Residential/House		
Style:	Bi-Level		
Size:	828 sq.ft.	Age:	1979 (47 yrs old)
Beds:	4	Baths:	2
Garage:	Double Garage Detached		
Lot Size:	0.10 Acre		
Lot Feat:	Back Lane, Few Trees		

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

Inclusions: Electric Stove (total 2), Refrigerator (total 2) Dishwasher

Not many photos due to tenants privacy. A beautifully maintained detached home ideally located right across from a scenic open park, offering both peaceful views and a vibrant community feel. This versatile property features 4 bedrooms in total, with 2 bedrooms upstairs and a fully developed 2-bedroom illegal basement suite, perfect for extended family living or mortgage-helper potential (subject to city regulations). The main floor is bright and welcoming, with a functional layout, ample natural light, and comfortable living spaces. The basement suite includes its own kitchen, living area, and separate entrance, offering excellent flexibility and privacy. Step outside to enjoy a private backyard, perfect for gatherings, gardening, or relaxing evenings. A double detached garage adds convenience and extra storage space. Located on a quiet street in the heart of Falconridge, this home is just steps from schools, shopping, public transit, and walking trails—ideal for families, investors, or first-time buyers. Don't miss your opportunity to own this well-located, income-generating property in a thriving Calgary community!