



**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!