



55 Falwood Place NE
Calgary, Alberta

MLS # A2302402



\$488,900

| | | | |
|------------------|----------------------------|---------------|-------------------|
| Division: | Falconridge | | |
| Type: | Residential/House | | |
| Style: | 2 Storey | | |
| Size: | 1,321 sq.ft. | Age: | 1979 (47 yrs old) |
| Beds: | 4 | Baths: | 2 full / 1 half |
| Garage: | Single Garage Attached | | |
| Lot Size: | 0.11 Acre | | |
| Lot Feat: | Cul-De-Sac, Pie Shaped Lot | | |

| | | | |
|--------------------|--|-------------------|------|
| Heating: | Forced Air | Water: | - |
| Floors: | Carpet, Laminate | Sewer: | - |
| Roof: | Asphalt Shingle | Condo Fee: | - |
| Basement: | Full | LLD: | - |
| Exterior: | Brick, Vinyl Siding, Wood Frame, Wood Siding | Zoning: | R-CG |
| Foundation: | Poured Concrete | Utilities: | - |
| Features: | See Remarks | | |

Inclusions: REFRIGERATOR, ELECTRIC STOVE, HOOD FAN, WASHER, DRYER, GARAGE CONTROL, GARAGE REMOTE (1)

LOCATION, LOCATION, LOCATION! Welcome to 55 Falwood Place NE! Tucked away on a quiet cul-de-sac in the heart of Falconridge, this well-maintained and renovated home sits on a massive lot—offering incredible value in a prime location. Featuring 4 bedrooms and 3 bathrooms, the home boasts a bright, open-concept main floor with large windows that flood the space with natural light. Recently refreshed with fresh paint, the spacious living room—complete with a cozy wood-burning fireplace flows seamlessly into a generous dining area, making it ideal for both everyday living and entertaining. The main floor is complete with a functional kitchen, convenient laundry, a 2-piece bath, and a side entrance. Upstairs, you’ll find three well-sized bedrooms and a full 4-piece bathroom. The fully finished basement adds even more versatility, offering a large recreation room, a 3-piece bath, and a fourth bedroom. Step outside to enjoy the expansive fenced backyard, now featuring a newly built fence, along with a large patio and storage shed—perfect for outdoor gatherings. Located just minutes from schools, shopping, parks, and walking paths, this home delivers on both lifestyle and location. A fantastic opportunity book your private showing today!