

# \$499,999 - 23 Falworth Court Ne, Calgary

MLS® #A2203704

**\$499,999**

4 Bedroom, 2.00 Bathroom, 903 sqft

Residential on 0.12 Acres

Falconridge, Calgary, Alberta

Beautiful Bi-Level Home Backing onto Green Space in a Quiet Cul-De-Sac – A Handyman's Dream Garage!

This stunning bi-level home, situated in a peaceful cul-de-sac and backing onto lush green space, offers over 1600 square feet of developed living space with a spacious and functional layout. The home features a large 19' by 14' deck – ideal for outdoor entertaining and relaxation.

The basement is fully developed and currently used as a clay modeling studio, with walk-up access to the backyard for easy entry and exit. The basement is complete with a separate entrance.

The home has been thoughtfully updated over the years, including newer flooring, brand-new carpet in the basement, air conditioning, modern kitchen countertops, and an upgraded upstairs bathroom. With 4 spacious bedrooms, including an oversized downstairs bedroom with plenty of natural light, this home offers ideal space for family living.

Key Features:

**Handyman's Dream Garage:** The oversized garage was meticulously built by the previous owner and is perfect for projects, storage, or simply indulging your passion for DIY.

**Quiet Location:** Located in a cul-de-sac,



offering no through traffic and quiet streets for kids to safely play and ride bikes.

Backs onto School Field: Enjoy added privacy with no rear neighbors and a scenic view of the school field.

Newer Updates: A new on-demand hot water tank and furnace installed in 2024, along with a newer metal roof to help save you thousands on maintenance.

RV Parking: A dedicated back pad for RV parking, providing even more space for vehicles.

Fully Gated Front Yard: Perfect for pet owners, ensuring a safe, enclosed space for pets to roam freely.

Energy-Efficient: New furnace and air conditioning for year-round comfort and cost savings.

Outstanding Location: Falconridge is one of the safest and most peaceful neighborhoods in NE Calgary, with crime rates lower than many NW, SW, and SE areasâ€”making it an ideal family-friendly community.

Donâ€™t miss your chance to own this exceptional home with all the space, privacy, and upgrades you need, including the ultimate handymanâ€™s garage!

Built in 1980

**Essential Information**

|                |             |
|----------------|-------------|
| MLS® #         | A2203704    |
| Price          | \$499,999   |
| Bedrooms       | 4           |
| Bathrooms      | 2.00        |
| Full Baths     | 2           |
| Square Footage | 903         |
| Acres          | 0.12        |
| Year Built     | 1980        |
| Type           | Residential |

|          |          |
|----------|----------|
| Sub-Type | Detached |
| Style    | Bi-Level |
| Status   | Active   |

### Community Information

|             |                      |
|-------------|----------------------|
| Address     | 23 Falworth Court Ne |
| Subdivision | Falconridge          |
| City        | Calgary              |
| County      | Calgary              |
| Province    | Alberta              |
| Postal Code | T3J 1G2              |

### Amenities

|                |                        |
|----------------|------------------------|
| Parking Spaces | 2                      |
| Parking        | Double Garage Detached |
| # of Garages   | 2                      |

### Interior

|                   |   |
|-------------------|---|
| Interior Features | Ceiling Fan(s), Stone Counters                    |
| Appliances        | Dishwasher, Dryer, Refrigerator, Stove(s), Washer |
| Heating           | Forced Air  |
| Cooling           | Central Air                                       |
| Has Basement      | Yes   |
| Basement          | Finished, Full                                    |

### Exterior

|                   |   |
|-------------------|---|
| Exterior Features | Private Entrance, Private Yard                |
| Lot Description   | Back Lane, Cul-De-Sac, Front Yard, Landscaped |
| Roof              | Asphalt Shingle                               |
| Construction      | Vinyl Siding                                  |
| Foundation        | Poured Concrete                               |

### Additional Information

|                |                  |
|----------------|------------------|
| Date Listed    | March 27th, 2025 |
| Days on Market | 36               |
| Zoning         | R-CG             |

### Listing Details

|                |            |
|----------------|------------|
| Listing Office | CIR Realty |
|----------------|------------|

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