

\$450,000 - 203 Falwood Way Ne, Calgary

MLS® #A2242590

\$450,000

4 Bedroom, 2.00 Bathroom, 828 sqft

Residential on 0.10 Acres

Falconridge, Calgary, Alberta

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!

Built in 1979



Essential Information

MLS® #	A2242590
Price	\$450,000
Bedrooms	4
Bathrooms	2.00
Full Baths	2
Square Footage	828
Acres	0.10
Year Built	1979
Type	Residential
Sub-Type	Detached
Style	Bi-Level
Status	Active

Community Information

Address	203 Falwood Way Ne
Subdivision	Falconridge
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3J 1A9

Amenities

Parking Spaces	2
Parking	Double Garage Detached, Insulated
# of Garages	2

Interior

Interior Features	Separate Entrance
Appliances	Dishwasher, Electric Stove, Range Hood, Refrigerator
Heating	Forced Air, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Wood Burning
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	Private Yard
Lot Description	Landscaped, Level, Rectangular Lot
Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	July 29th, 2025
Days on Market	98
Zoning	R-CG

Listing Details

Listing Office	The Real Estate District
----------------	--------------------------

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.