# \$489,900 - 32 Fallingworth Place, Calgary

MLS® #A2248456

## \$489,900

4 Bedroom, 2.00 Bathroom, 1,014 sqft Residential on 0.11 Acres

Falconridge, Calgary, Alberta

Fantastic Opportunity for First-Time Buyers & Investors!

Nestled on a quiet cul-de-sac in Falconridge, this clean, bright, and spacious bi-level home offers incredible value. Flooded with natural light, the main level features a generous living room with large windows, a spacious primary bedroom with his-and-her closets, an additional bedroom, a good sized office (being used as a bedroom), laundry and a full 4-piece bathroom.

The fully finished basement boasts an illegal suite complete with two bedrooms, a large living area, a 4-piece bathroom, and separate laundry â€" perfect for extended family or rental income potential.

Conveniently located close to schools, public transit, and within walking distance to major amenities, this home is an excellent choice for comfortable living and smart investing.

Built in 1980

#### **Essential Information**

MLS® # A2248456 Price \$489,900

Bedrooms 4

Bathrooms 2.00

Full Baths 2







Square Footage 1,014
Acres 0.11
Year Built 1980

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

# **Community Information**

Address 32 Fallingworth Place

Subdivision Falconridge

City Calgary
County Calgary
Province Alberta
Postal Code T3J 1G5

#### **Amenities**

Parking Spaces 2

Parking Parking Pad

#### Interior

Interior Features No Animal Home, See Remarks

Appliances Dishwasher, Dryer, Refrigerator, See Remarks, Stove(s), Washer,

Washer/Dryer, Window Coverings

Heating Forced Air

Cooling None
Has Basement Yes

Basement Finished, Full, Exterior Entry, Suite

### **Exterior**

Exterior Features Other

Lot Description Front Yard, See Remarks

Roof Asphalt Shingle

Construction Aluminum Siding, Concrete, See Remarks, Wood Frame

Foundation Poured Concrete

#### **Additional Information**

Date Listed August 14th, 2025

Days on Market 81

Zoning R-CG

# **Listing Details**

Listing Office Real Broker

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