# \$564,900 - 123 Falwood Way Ne, Calgary

MLS® #A2187927

### \$564,900

3 Bedroom, 2.00 Bathroom, 773 sqft Residential on 0.10 Acres

Falconridge, Calgary, Alberta

Step into this FULLY RENOVATED home that's not just a house, but a true haven. This property boasts a fresh, modern charm and offers a unique combination of comfort and investment potential. With a fully renovated 1 BEDROOM ILLEGAL SUITE, you have a versatile option for rental income, making this home ideal for investors or those seeking a mortgage helper. The property features an OVERSIZED DOUBLE GARAGE, perfect for additional rental income or personal use. Plus, with NO FRONT NEIGHBOURS and serene green space views, you'll enjoy a peaceful setting. Inside, the home is designed for year-round comfort and efficiency with an updated AC unit, newer furnace, and water tank. Convenience is key, as the location is close to all shopping amenities, schools, and bus stops. For investors, this property offers three separate income sources: the upper level, the basement illegal suite, and the garage. Alternatively, you could live in the upper level while renting out the garage and basement to help cover your mortgage. Don't miss outâ€"schedule your showing today and discover the perfect blend of modern living and investment opportunity!







Built in 1979

#### **Essential Information**

MLS® # A2187927 Price \$564,900 Bedrooms 3

Bathrooms 2.00

Full Baths 2

Square Footage 773

Acres 0.10

Year Built 1979

Type Residential

Sub-Type Detached

Style Bi-Level

Status Active

# **Community Information**

Address 123 Falwood Way Ne

Subdivision Falconridge

City Calgary

County Calgary

Province Alberta

Postal Code T3J1A8

#### **Amenities**

Parking Spaces 4

Parking Double Garage Detached

# of Garages 2

#### Interior

Interior Features Kitchen Island, No Animal Home, No Smoking Home, Quartz Counters

Appliances Dishwasher, Electric Stove, Microwave, Refrigerator, Stove(s),

Washer/Dryer, Washer/Dryer Stacked

Heating Standard

Cooling Central Air

Has Basement Yes

Basement Finished, Full, Suite

#### **Exterior**

Exterior Features Private Yard

Lot Description Back Lane, Back Yard, City Lot

Roof Asphalt Shingle

Construction Concrete, Vinyl Siding, Wood Frame

Foundation Poured Concrete

# **Additional Information**

Date Listed January 16th, 2025

Days on Market 78

Zoning R-C1

# **Listing Details**

Listing Office URBAN-REALTY.ca

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