

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

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MLS® #A2187927

**\$564,900**

3 Bedroom, 2.00 Bathroom, 773 sqft

Residential on 0.10 Acres

Falconridge, Calgary, Alberta

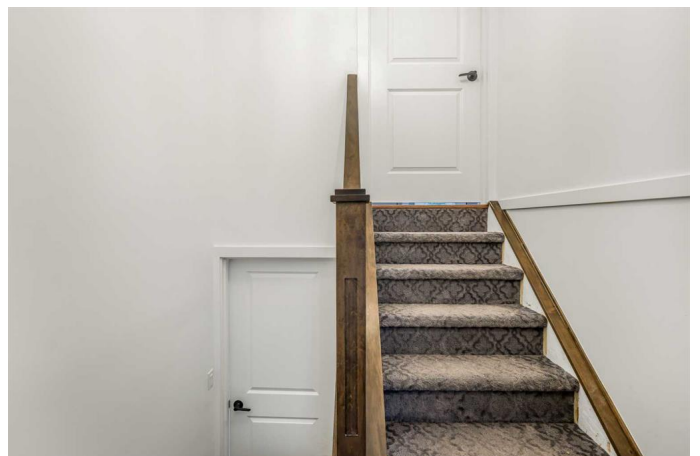
Step into this FULLY RENOVATED home that's not just a house, but a true haven. This property boasts a fresh, modern charm and offers a unique combination of comfort and investment potential. With a fully renovated 1 BEDROOM ILLEGAL SUITE, you have a versatile option for rental income, making this home 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 out—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 | 102                |
| Zoning         | R-C1               |

## Listing Details

|                |                 |
|----------------|-----------------|
| Listing Office | URBAN-REALTY.ca |
|----------------|-----------------|

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