

**69 Falworth Way NE
Calgary, Alberta**

MLS # A2218183



\$529,999

Division:	Falconridge		
Type:	Residential/Duplex		
Style:	Attached-Side by Side, Bi-Level		
Size:	908 sq.ft.	Age:	1980 (45 yrs old)
Beds:	4	Baths:	2 full / 1 half
Garage:	Off Street, Parking Pad		
Lot Size:	0.07 Acre		
Lot Feat:	Back Lane, Back Yard, Front Yard, Landscaped, Level		

Heating:	Fireplace(s), Forced Air, Natural Gas	Water:	-
Floors:	Vinyl Plank	Sewer:	-
Roof:	Asphalt	Condo Fee:	-
Basement:	Finished, Full, Suite	LLD:	-
Exterior:	Brick, Stucco, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	See Remarks		

Inclusions: none

Welcome to 69 Falworth Way NE Renovated Bi-Level Semi-Detached house with 2-Bedroom illegal Suite. Discover this beautifully updated bi-level semi-detached home in the heart of mature community Falconridge, offering over 1,800 sq. ft. of fully developed living space. Perfect for families or investors seeking a turnkey property with rental potential. Main Level Highlights: Open-concept living and dining area with wide-plank vinyl flooring and large east-facing windows, flooding the space with natural light, cozy gas/wood-burning fireplace, ideal for Calgary's chilly evenings, Modern kitchen with updated High gloss cabinets and quartz countertops. Two spacious bedrooms and a full bathroom featuring a bathtub. Master bedroom with its own ensuite half bath and access to wood deck for morning/eveing coffee. Fully Finished Basement offers 2 bedroom illegal suite with new kitchen and large living/dining area. Two generously sized bedrooms and a full bathroom, Separate laundry. Highlights of upgrades are: New paint, LVP flooring, casing and baseboards, High gloss Kitchens with quartz countertops, pot lights, new bathrooms, doors etc. Fully fenced private yard with parking slot. Walking distance to elementary, middle, and senior high schools, Minutes away from grocery stores, restaurants, and retail shopping, Easy access to public transit and major roadways. Whether you're looking for a family home with rental income potential or a solid investment property, 69 Falworth Way NE is a must-see.