

**23 Falsby Place NE
Calgary, Alberta**

MLS # A2250695



\$575,000

Division:	Falconridge		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,219 sq.ft.	Age:	1980 (45 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Detached, Parking Pad, RV Access/Parking		
Lot Size:	0.12 Acre		
Lot Feat:	Back Lane, Back Yard, Cul-De-Sac, Front Yard, Landscaped, Pie Shaped Lot		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Concrete, Post & Beam, Vinyl Siding, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Granite Counters, No Animal Home, No Smoking Home		

Inclusions: None

Welcome to your dream home in the heart of Falconridge, one of NE Calgary's most sought-after communities. Fully renovated and move-in ready, this air-conditioned home offers the perfect blend of comfort, style, and practicality. Featuring three spacious bedrooms and 2.5 bathrooms, the home is designed with family living in mind. Beautiful new vinyl plank flooring flows throughout, adding both durability and modern appeal. The fully finished basement provides even more living space, complete with a large recreation room, a full bathroom, and a storage area. A newer furnace, installed just a few months ago, ensures efficiency and peace of mind. The brand-new kitchen is a highlight, boasting a range hood, fridge, stove, dishwasher, microwave, updated sink taps, fresh tile work, and a generous eating area — perfect for family meals and entertaining. Step outside and enjoy the oversized deck, a spacious backyard with a newer fire pit, and plenty of room for gatherings or quiet relaxation. Additional updates, including a new roof, paved driveway, and sidewalks, enhance both comfort and curb appeal. Bonus Opportunity: This home sits on a rare, oversized pie-shaped lot, offering the potential to build a 775 sq.ft. legal backyard suite above the garage — plans and permits are already in place, giving you flexibility for future income or extended family living. The location is equally impressive — just steps from markets, parks, schools, and public transportation. Hospitals and downtown Calgary are within a short drive. For those who love the outdoors, nearby pathways, parks, and athletic facilities provide endless opportunities to stay active and connected. This home is more than just a place to live — it's a space designed to elevate your lifestyle, offering warmth, convenience, and community. Move-in ready and

waiting for you!