203 Falwood Way NE
Calgary, Alberta

MLS # A2242590

$475,000

Division:	Falconridge
Type:	Residential/House
Style:	Bi-Level

Size:	828 sq.ft.	**Age:**	1979 (46 yrs old)
Beds:	4	**Baths:**	2

Garage:	Double Garage Detached, Insulated
Lot Size:	0.10 Acre
Lot Feat:	Landscaped, Level, Rectangular Lot

Heating:	Forced Air, Natural Gas		**Water:**	-
Floors:	Carpet, Hardwood		**Sewer:**	-
Roof:	Asphalt Shingle		**Condo Fee:**	-
Basement:	Finished, Full		**LLD:**	-
Exterior:	Vinyl Siding, Wood Frame		**Zoning:**	R-CG
Foundation:	Poured Concrete		**Utilities:**	-
Features:	Separate Entrance			

Inclusions: Electric Stove (total 2), Refrigerator (total 2)

Not many photos due to tenants privacy. A beautifully maintained detached home ideally located right across from a scenic open park, offering both peaceful views and a vibrant community feel. This versatile property features 4 bedrooms in total, with 2 bedrooms upstairs and a fully developed 2-bedroom illegal basement suite, perfect for extended family living or mortgage-helper potential (subject to city regulations). The main floor is bright and welcoming, with a functional layout, ample natural light, and comfortable living spaces. The basement suite includes its own kitchen, living area, and separate entrance, offering excellent flexibility and privacy. Step outside to enjoy a private backyard, perfect for gatherings, gardening, or relaxing evenings. A double detached garage adds convenience and extra storage space. Located on a quiet street in the heart of Falconridge, this home is just steps from schools, shopping, public transit, and walking trails—ideal for families, investors, or first-time buyers. Don’t miss your opportunity to own this well-located, income-generating property in a thriving Calgary community!