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## 13 Falworth Way NE Calgary, Alberta

MLS # A2256736



\$420,000

Division:	Falconridge			
Type:	Residential/Duplex			
Style:	Attached-Side by Side, Bungalow			
Size:	1,024 sq.ft.	Age:	1979 (46 yrs old)	
Beds:	3	Baths:	2	
Garage:	Off Street, Parking Pad			
Lot Size:	0.06 Acre			
Lot Feat:	Back Lane			

**Heating:** Water: Forced Air Floors: Sewer: Carpet, Hardwood **Condo Fee:** Roof: Shingle **Basement:** LLD: Full, Partially Finished **Exterior:** Zoning: Aluminum Siding R-CG Foundation: **Poured Concrete Utilities:** 

Features: Jetted Tub, No Animal Home, No Smoking Home

Inclusions: Central Vacuum (AS-IS)

Step into this charming semi-detached bungalow that combines everyday comfort with incredible convenience. The main floor offers three cozy bedrooms and a full 3-piece bathroom, perfect for a growing family or first-time buyers. Downstairs, you'Il find a spacious recreation room that's ideal for family movie nights, kids' play space, or hosting friends. A second 3-piece bathroom with a jetted tub adds extra comfort, while multiple storage rooms give you endless options to customize—whether you're dreaming of a home office, gym, or hobby space. This lovingly cared-for, smoke- and pet-free home is move-in ready. With schools, shopping, restaurants, transit, and even police and fire services all within 3 km, you'Il enjoy the perfect balance of quiet neighborhood living and everyday accessibility.