



159 Falwood Way NE  
Calgary, Alberta

MLS # A2264738



**\$499,900**

**Division:** Falconridge

**Type:** Residential/House

**Style:** Bungalow

**Size:** 1,075 sq.ft. **Age:** 1979 (47 yrs old)

**Beds:** 5 **Baths:** 2

**Garage:** None

**Lot Size:** 0.10 Acre

**Lot Feat:** Back Yard, Front Yard, See Remarks

**Heating:** Forced Air

**Water:** -

**Floors:** Hardwood

**Sewer:** -

**Roof:** Asphalt Shingle

**Condo Fee:** -

**Basement:** Full

**LLD:** -

**Exterior:** Vinyl Siding

**Zoning:** R-CG

**Foundation:** Poured Concrete

**Utilities:** -

**Features:** See Remarks, Separate Entrance, Storage

**Inclusions:** N/a

Welcome to Your New Home in Falconridge! Discover this beautiful, well-maintained home nestled in Falconridge, offering comfort, convenience, and versatility. Enjoy a spacious backyard, perfect for relaxing or entertaining during warm summer days. The property is vacant and move-in ready, awaiting its next proud owner. Located just steps away from schools, parks, grocery stores, and public transit, this home provides unbeatable accessibility to everyday amenities. The main floor features a bright living room, a cozy dining area, a functional kitchen, and an additional eating space. Upstairs, you'll find two generous bedrooms plus a primary bedroom, along with a 4-piece bathroom. The (illegal) basement suite includes two good-sized bedrooms, a 3-piece bathroom, and a large recreation room—ideal for extended family. Whether you're an investor or a first-time homebuyer, this property offers excellent value, prime location, and great features. Don't miss out—book your showing today!