

**309 Falwood Way NE  
Calgary, Alberta**

**MLS # A2274902**



# \$559,900

<b>Division:</b>	Falconridge		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,311 sq.ft.	<b>Age:</b>	1980 (45 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	2 full / 2 half
<b>Garage:</b>	Double Garage Detached		
<b>Lot Size:</b>	0.06 Acre		
<b>Lot Feat:</b>	Back Lane, Interior Lot		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Concrete, Vinyl Siding, Wood Frame	<b>Zoning:</b>	R-CG
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	No Animal Home, No Smoking Home, Open Floorplan, Quartz Counters, Separate Entrance		

**Inclusions:** IN BASEMENT: REFRIGERATOR, ELECTRIC RANGE, OTR MICROWAVE, WASHER/DRYER STACKED

Welcome to this beautifully renovated two-storey detached home located in the highly desirable community of Falconridge in NE Calgary. This stunning property offers 4 bedrooms, 2 full + 2 half bathrooms, a double detached garage, brand new appliances, brand new windows, siding, soffit, fascia, gutters, plumbing and garage roof. An unbeatable location—just a 2-minute walk to St. John XXIII School and close to all major amenities. As you enter, you’re greeted by a spacious foyer that leads into a bright and inviting living room, highlighted by large windows that fill the space with natural light and a stylish feature wall that elevates the ambiance. The modern kitchen at the rear of the home showcases quartz countertops, stainless steel appliances, and overlooks both the dining area and the living room. A large patio door provides seamless access to the backyard and adds an elegant touch to the dining space. A stacked laundry closet and 2-pc powder room complete the main floor. Upstairs, you will find a generous primary bedroom with ample closet space and a private 2-pc ensuite. Two additional well-sized bedrooms and a beautifully upgraded 4-pc main bathroom complete the level. Plush, upgraded carpet throughout the upper floor adds warmth and comfort. The fully finished basement (illegal suite) with a separate side entrance offers excellent additional living space. It features 1 bedroom, 1 full bathroom, a cozy rec room, and a sleek modern kitchen with stainless steel appliances—perfect for extended family or potential rental use. This home is truly a complete package, offering modern finishes, functional design, and an exceptional location. This gem won’t last long—book your private showing today!