



203 Falwood Way NE  
Calgary, Alberta

MLS # A2277478



**\$450,000**

**Division:** Falconridge

**Type:** Residential/House

**Style:** Bi-Level

**Size:** 828 sq.ft. **Age:** 1979 (47 yrs old)

**Beds:** 4 **Baths:** 2

**Garage:** Double Garage Detached

**Lot Size:** 0.10 Acre

**Lot Feat:** Back Lane, Few Trees

**Heating:** Forced Air

**Water:** -

**Floors:** Carpet, Hardwood

**Sewer:** -

**Roof:** Asphalt Shingle

**Condo Fee:** -

**Basement:** 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) Dishwasher

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!