

# \$549,900 - 1143 Falworth Road Ne, Calgary

MLS® #A2217262

**\$549,900**

5 Bedroom, 3.00 Bathroom, 1,039 sqft  
Residential on 0.12 Acres

Falconridge, Calgary, Alberta

Bright & Spacious Bungalow with Legal  
Basement Suite!

This well-cared-for home offers 3 bedrooms and 1.5 bathrooms upstairs, including a private half-bath in the primary bedroom. Enjoy updated laminate flooring throughout most of the main floor. From the kitchen, step out to a huge 2-tier deck and a large, fully fenced backyardâ€”perfect for summer BBQs, pets, and playtime for the kids.

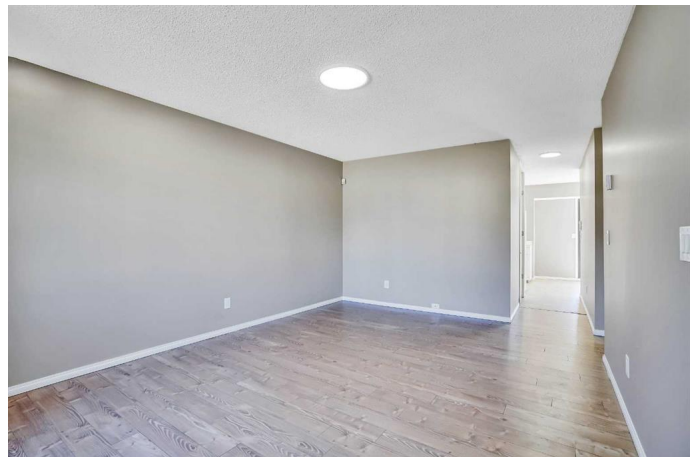
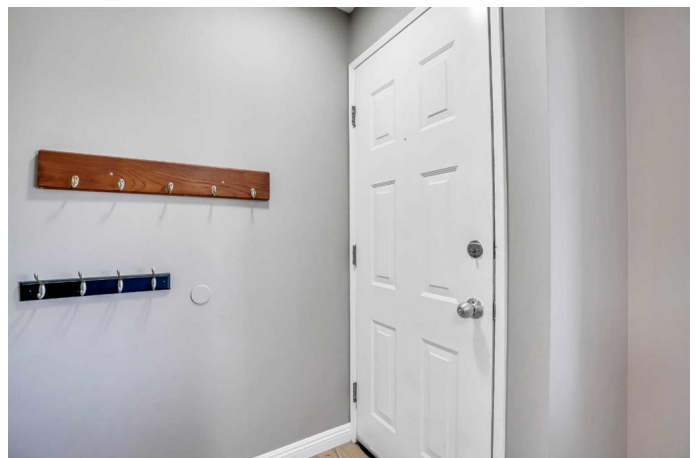
Downstairs, the Legal basement suite has its own separate side entrance, a bright open-concept kitchen and living area, and 2 spacious bedrooms with large windows that let in lots of natural light.

This home is move-in ready with important updates already done, and the Legal suite is a great rental opportunity.

Built in 1979

## Essential Information

|                |           |
|----------------|-----------|
| MLS® #         | A2217262  |
| Price          | \$549,900 |
| Bedrooms       | 5         |
| Bathrooms      | 3.00      |
| Full Baths     | 2         |
| Half Baths     | 1         |
| Square Footage | 1,039     |



|            |             |
|------------|-------------|
| Acres      | 0.12        |
| Year Built | 1979        |
| Type       | Residential |
| Sub-Type   | Detached    |
| Style      | Bungalow    |
| Status     | Active      |

### **Community Information**

|             |                       |
|-------------|-----------------------|
| Address     | 1143 Falworth Road Ne |
| Subdivision | Falconridge           |
| City        | Calgary               |
| County      | Calgary               |
| Province    | Alberta               |
| Postal Code | T3J 1C8               |

### **Amenities**

|                |            |
|----------------|------------|
| Parking Spaces | 2          |
| Parking        | Off Street |

### **Interior**

|                   |   |
|-------------------|---|
| Interior Features | Laminate Counters, Separate Entrance  |
| Appliances        | Dishwasher, Electric Range, Microwave, Range Hood, Refrigerator, Washer/Dryer |
| Heating           | Central, Natural Gas  |
| Cooling           | None  |
| Has Basement      | Yes   |
| Basement          | Full, Suite   |

### **Exterior**

|                   |                                       |
|-------------------|---------------------------------------|
| Exterior Features | Other, Private Entrance, Private Yard |
| Lot Description   | Back Lane, Back Yard                  |
| Roof              | Asphalt Shingle                       |
| Construction      | Stucco                                |
| Foundation        | Poured Concrete                       |

### **Additional Information**

|                |               |
|----------------|---------------|
| Date Listed    | May 2nd, 2025 |
| Days on Market | 5             |
| Zoning         | R-CG          |

**Listing Details**

Listing Office                    RE/MAX House of Real Estate

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