\$630,000 - 83 Falworth Court Ne, Calgary

MLS® #A2238497

\$630,000

5 Bedroom, 3.00 Bathroom, 1,128 sqft Residential on 0.10 Acres

Falconridge, Calgary, Alberta

EXTENSIVELY RENOVATED | SEPARATE ENTRANCE | ILLEGAL SUITE | DOUBLE CAR OVERSIZED GARAGE | 5 BED & 3 BATH | QUIET STREET |

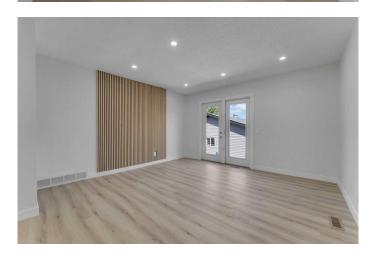
Welcome to this extensively renovated bungalow located in the established and amenity-rich community of Falconridge. With 5 bedrooms, a walk-up illegal basement suite, and a versatile RC-G zoned lot, this property is perfect for many possibilities. Add to that an oversized double garage, and you have a home that offers comfort, style, and incredible value.

The curb appeal is immediate with a modernized exterior that sets the tone for what's inside. Step through the west-facing French doors into a bright and inviting living room, beautifully designed with a warm, neutral colour palette and a feature accent wall that adds a contemporary flair. This space is flooded with natural sunlight, creating a welcoming and airy feel.

The main floor kitchen is the heart of the home, complete with quartz countertops, new stainless steel appliances, and contemporary cabinetry. Just off the kitchen is a generous dining area, making it the perfect setup for family meals or entertaining guests. A dedicated laundry space on the main floor adds everyday convenience.







You'II find three well-appointed bedrooms on this level, including a spacious primary suite with its own gorgeous 3-piece ensuite bathroom. A stylish 4-piece main bathroom completes the upper level.

Downstairs, the fully developed illegal suite offers an ideal layout. This level includes two sizable bedrooms, a fully equipped kitchen with stainless steel appliances and modern finishes, a large recreation/living room, a second laundry area, and a utility room. The separate walk-up to grade entrance provides privacy and independence for the lower occupants.

Situated on an RC-G lot, this property opens the door to future multi-family development opportunities with the City of Calgary's approvalâ€"making this a fantastic investment for today and tomorrow.

Falconridge is a well-established community known for its accessibility and convenience. You're just minutes from Metis Trail, McKnight Boulevard, schools, public transportation, parks, and plazasâ€"everything your family needs within easy reach.

Whether you're looking for a move-in-ready family home, a revenue-generating investment, or a property with redevelopment potential, this one checks all the boxes.

Don't miss your chance to own a piece of Falconridgeâ€"book your showing today!

Built in 1980

Essential Information

MLS® # A2238497 Price \$630,000

Bedrooms 5

Bathrooms 3.00 Full Baths 3

Square Footage 1,128
Acres 0.10
Year Built 1980

Type Residential
Sub-Type Detached
Style Bungalow
Status Active

Community Information

Address 83 Falworth Court Ne

Subdivision Falconridge

City Calgary
County Calgary
Province Alberta
Postal Code T3J 1G2

Amenities

Parking Spaces 2

Parking Alley Access, Covered, Double Garage Detached, Enclosed, Off Street,

On Street, Oversized, Owned, Secured, Side By Side

of Garages 2

Interior

Interior Features Built-in Features, Closet Organizers, No Animal Home, No Smoking

Home, Quartz Counters, Separate Entrance, Storage, Vinyl Windows

Appliances Dishwasher, Dryer, Electric Range, Range Hood, Refrigerator, Washer,

Washer/Dryer

Heating Forced Air

Cooling None
Has Basement Yes

Basement Exterior Entry, Finished, Full, Suite, Walk-Up To Grade

Exterior

Exterior Features Private Entrance, Private Yard, Rain Gutters

Lot Description Back Lane, Back Yard, Cul-De-Sac, Rectangular Lot

Roof Asphalt Shingle

Construction Composite Siding, Vinyl Siding, Wood Frame

Foundation Poured Concrete

Additional Information

Date Listed July 10th, 2025

Days on Market 9

Zoning R-CG

Listing Details

Listing Office Real Broker

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