



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**23 FALWORTH Court, Calgary T3J 1G2**

MLS®#: **A2203704**

Area: **Falconridge**

Listing Date: **03/27/25**

List Price: **\$519,900**

Status: **Active**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**  
Sub Type: **Detached**  
City/Town: **Calgary**  
Year Built: **1980**

Lot Information

Lot Sz Ar: **5,338 sqft**  
Lot Shape:

Finished Floor Area

Abv Sqft: **902**

Low Sqft:

Ttl Sqft: **902**

DOM

**25**

Layout

Beds: **4 (2 2 )**

Baths: **2.0 (2 0)**

Style: **Bi-Level**

Parking

Ttl Park: **2**

Garage Sz: **2**

Access:

Lot Feat: **Back Lane,Cul-De-Sac,Front Yard,Landscaped**  
Park Feat: **Double Garage Detached**

Utilities and Features

Roof: **Asphalt Shingle**  
Heating: **Forced Air**  
Sewer:  
Ext Feat: **Private Entrance,Private Yard**

Construction: **Vinyl Siding**  
Flooring: **Carpet,Hardwood,Vinyl**  
Water Source:  
Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Dishwasher,Dryer,Refrigerator,Stove(s),Washer**  
Int Feat: **Ceiling Fan(s),Stone Counters**  
Utilities:

Room Information

Room	Level	Dimensions
<b>Kitchen</b>	<b>Main</b>	<b>15`4" x 11`11"</b>
<b>Kitchen</b>	<b>Basement</b>	<b>10`3" x 10`0"</b>
<b>Laundry</b>	<b>Basement</b>	<b>4`5" x 4`2"</b>
<b>Bedroom</b>	<b>Main</b>	<b>12`2" x 10`0"</b>
<b>4pc Bathroom</b>	<b>Main</b>	
<b>Bedroom</b>	<b>Basement</b>	<b>11`2" x 10`7"</b>

Room	Level	Dimensions
<b>Living Room</b>	<b>Main</b>	<b>17`8" x 11`7"</b>
<b>Living Room</b>	<b>Basement</b>	<b>16`9" x 11`1"</b>
<b>Bedroom - Primary</b>	<b>Main</b>	<b>11`9" x 11`2"</b>
<b>Bedroom</b>	<b>Basement</b>	<b>15`6" x 9`4"</b>
<b>4pc Bathroom</b>	<b>Basement</b>	

Legal/Tax/Financial

Title:  
**Fee Simple**  
Legal Desc:

Zoning:  
**R-CG**

**7910400**

Remarks

Pub Rmks:

**Beautiful Bi-Level Home Backing onto Green Space in a Quiet Cul-De-Sac - A Handyman's Dream Garage! This stunning bi-level home, situated in a peaceful cul-de-sac and backing onto lush green space, offers over 1600 square feet of developed living space with a spacious and functional layout. The home features a large 19' by 14' deck—ideal for outdoor entertaining and relaxation. The basement is fully developed and currently used as a clay modeling studio, with walk-up access to the backyard for easy entry and exit. The basement is complete with a separate entrance. The home has been thoughtfully updated over the years, including newer flooring, brand-new carpet in the basement, air conditioning, modern kitchen countertops, and an upgraded upstairs bathroom. With 4 spacious bedrooms, including an oversized downstairs bedroom with plenty of natural light, this home offers ideal space for family living. Key Features: Handyman's Dream Garage: The oversized garage was meticulously built by the previous owner and is perfect for projects, storage, or simply indulging your passion for DIY. Quiet Location: Located in a cul-de-sac, offering no through traffic and quiet streets for kids to safely play and ride bikes. Backs onto School Field: Enjoy added privacy with no rear neighbors and a scenic view of the school field. Newer Updates: A new on-demand hot water tank and furnace installed in 2024, along with a newer metal roof to help save you thousands on maintenance. RV Parking: A dedicated back pad for RV parking, providing even more space for vehicles. Fully Gated Front Yard: Perfect for pet owners, ensuring a safe, enclosed space for pets to roam freely. Energy-Efficient: New furnace and air conditioning for year-round comfort and cost savings. Great Investment Potential: The basement suite has a separate entrance and can easily be converted back into a rental suite for additional income. Outstanding Location: Falconridge is one of the safest and most peaceful neighborhoods in NE Calgary, with crime rates lower than many NW, SW, and SE areas—making it an ideal family-friendly community. Don't miss your chance to own this exceptional home with all the space, privacy, and upgrades you need, including the ultimate handyman's garage!**

Inclusions:  
Property Listed By:

**N/A**  
**CIR Realty**

**TO VIEW THIS PROPERTY WITH AN A-TEAM BUYER'S AGENT PLEASE CONTACT (587) 700-7123**

















