

# \$519,900 - 71 Falwood Place Ne, Calgary

MLS® #A2234733

**\$519,900**

3 Bedroom, 2.00 Bathroom, 1,013 sqft  
Residential on 0.10 Acres

Falconridge, Calgary, Alberta

ONE OF THE BEST VALUES IN FALCONRIDGE! Situated on a PICTURE-PERFECT, QUIET STREET surrounded by pride of ownership. The ideal setting for first time buyers, families, or investors looking for an incredible opportunity!

Move in ready with BIG-TICKET UPGRADES already done for you:

- NEW GARAGE ROOF (2025)
- NEW HOT WATER TANK (2025)
- NEWER WINDOWS (2022)
- ROOF (2019)
- FURNACE (2017)

Enjoy the FULLY DEVELOPED BASEMENT, DOUBLE DETACHED GARAGE, and SPACIOUS BACKYARD, perfect for kids, pets or hosting weekend BBQs. All this just STEPS FROM SCHOOLS, PARKS, AND SHOPPING, with quick access to STONEY TRAIL and only 16 MINUTES TO YYC AIRPORT!

Welcome to Falconridge! A well established, vibrant and family-focused NE Calgary community known for its strong sense of community, abundant green space, and fantastic amenities. With multiple schools, rec centres, playgrounds, and shopping options nearby, this neighbourhood has everything you need just minutes from your door.

This is the kind of VALUE and LOCATION that's getting harder to find. DON'T



MISS OUT!

Built in 1979

### Essential Information

MLS® #	A2234733
Price	\$519,900
Bedrooms	3
Bathrooms	2.00
Full Baths	2
Square Footage	1,013
Acres	0.10
Year Built	1979
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Active

### Community Information

Address	71 Falwood Place Ne
Subdivision	Falconridge
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3J 1B4

### Amenities

Parking Spaces	2
Parking	Double Garage Detached
# of Garages	2

### Interior

Interior Features	Breakfast Bar, Ceiling Fan(s), Crown Molding, Laminate Counters, No Smoking Home, Pantry
Appliances	Dishwasher, Electric Range, Garage Control(s), Microwave Hood Fan, Refrigerator, Window Coverings
Heating	Fireplace(s), Forced Air, High Efficiency
Cooling	None
Fireplace	Yes

# of Fireplaces	1
Fireplaces	Gas
Has Basement	Yes
Basement	Finished, Full

## Exterior

Exterior Features	Fire Pit
Lot Description	Back Lane, Back Yard, Front Yard, Level, Rectangular Lot, Street Lighting
Roof	Asphalt Shingle
Construction	Stucco
Foundation	Poured Concrete

## Additional Information

Date Listed	July 3rd, 2025
Days on Market	5
Zoning	RC-G

## Listing Details

Listing Office	eXp Realty
----------------	------------

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.