



**55 Falwood Place NE**  
**Calgary, Alberta**

**MLS # A2302402**



**\$488,900**

<b>Division:</b>	Falconridge		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,321 sq.ft.	<b>Age:</b>	1979 (47 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Single Garage Attached		
<b>Lot Size:</b>	0.11 Acre		
<b>Lot Feat:</b>	Cul-De-Sac, Pie Shaped Lot		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Laminate	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Brick, Vinyl Siding, Wood Frame, Wood Siding	<b>Zoning:</b>	R-CG
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	See Remarks		

**Inclusions:** REFRIGERATOR, ELECTRIC STOVE, HOOD FAN, WASHER, DRYER, GARAGE CONTROL, GARAGE REMOTE (1)

LOCATION, LOCATION, LOCATION! Welcome to 55 Falwood Place NE nestled on a quiet cul-de-sac in the heart of Falconridge. This well-maintained, renovated home sits on a massive lot, offering outstanding value in a prime setting. Boasting 4 bedrooms and 3 bathrooms, the home features a bright, open-concept main floor with large windows that fill the space with natural light. Recently refreshed with new paint, the spacious living room complete with a cozy wood-burning fireplace flows effortlessly into a generous dining area, ideal for both everyday living and entertaining. The main floor also includes a functional kitchen, convenient laundry, a 2-piece bath, and a side entrance. Upstairs, you’ll find three well-sized bedrooms and a full 4-piece bathroom. The fully finished basement provides added flexibility with a large recreation room, a 3-piece bath, and a fourth bedroom. Outside, enjoy the expansive fenced backyard, now enhanced with a newly built fence, along with a large patio and storage shed—perfect for outdoor gatherings. Ideally located just minutes from schools, including Falconridge School (K&ndash;6), Grant MacEwan School (K&ndash;6), St. John XXIII School (K&ndash;9), Terry Fox School (junior high), and Bishop McNally High School, as well as parks, shopping, and walking paths. This home truly delivers on both lifestyle and location. A fantastic opportunity—book your private showing today!