



GRASSROOTS

REALTY GROUP

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23 Falsby Place NE
Calgary, Alberta

MLS # A2314333



\$595,900

Division:	Falconridge		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,219 sq.ft.	Age:	1980 (46 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Detached, Parking Pad, RV Access/Parking		
Lot Size:	0.12 Acre		
Lot Feat:	Back Lane, Back Yard, Cul-De-Sac, Front Yard, Landscaped, Treed		

Heating:	Forced Air	Water:	-
Floors:	Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Concrete, Post & Beam, Vinyl Siding, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Granite Counters, No Smoking Home		

Inclusions: N/A

Welcome to this beautifully updated home in the desirable community of Falconridge, where comfort, style, and functionality come together seamlessly. Fully renovated and move-in ready, this air-conditioned property is ideal for families seeking modern living in one of NE Calgary's most established neighbourhoods. Offering three generous bedrooms and 2.5 bathrooms, the home features elegant new vinyl plank flooring throughout, combining contemporary design with long-lasting durability. The fully finished basement expands the living space with a large recreation room, full bathroom, and dedicated storage area. A recently installed high-efficiency furnace adds extra comfort and peace of mind. At the heart of the home is the stunning new kitchen, complete with a range hood, refrigerator, stove, dishwasher, microwave, updated sink fixtures, fresh tile accents, and a spacious dining area perfect for everyday living and entertaining guests. Step outside to enjoy the oversized deck and expansive backyard, featuring a newer fire pit and ample space for gatherings, children, or quiet evenings outdoors. Additional improvements, including a new roof, paved driveway, and sidewalks, further enhance the property's appeal and functionality. A standout feature of this property is the rare oversized pie-shaped lot, which offers the opportunity to build a 775 sq. ft. legal backyard suite above the garage. Plans and permits are already approved, creating excellent potential for future rental income or multigenerational living. Conveniently located close to markets, parks, schools, and public transit, the home also offers quick access to hospitals and downtown Calgary. Outdoor enthusiasts will appreciate the nearby pathways, parks, and athletic facilities that make it easy to stay active and connected to the community. More than just a home, this property offers an

exceptional lifestyle defined by comfort, convenience, and opportunity — all ready for you to enjoy.