



GRASSROOTS
REALTY GROUP

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187 Falwood Way NE
Calgary, Alberta

MLS # A2323376



\$489,999

Division:	Falconridge		
Type:	Residential/House		
Style:	Bi-Level		
Size:	859 sq.ft.	Age:	1979 (47 yrs old)
Beds:	4	Baths:	2
Garage:	Double Garage Detached, Heated Garage, Parking Pad, RV Access/Parking		
Lot Size:	0.10 Acre		
Lot Feat:	Back Lane, Back Yard, Rectangular Lot		

Heating:	Forced Air	Water:	-
Floors:	Vinyl	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Laminate Counters, Separate Entrance		

Inclusions: Shed in Backyard

Welcome to this beautifully renovated 4-bedroom, 2-bathroom detached home offering exceptional value for homeowners and investors alike. Thoughtfully updated throughout, this home features modern flooring, fresh paint, an upgraded kitchen, and a bright open-concept layout designed for comfortable everyday living and entertaining. The main level offers two spacious bedrooms, a full bathroom, and seamless access to a large rear deck overlooking the backyard. The fully developed lower level features a 2-bedroom basement illegal suite complete with a full bathroom, kitchen, and independent living area, offering excellent flexibility for extended family or potential rental opportunities. Step outside to enjoy the spacious backyard and an oversized double detached garage, providing ample room for parking, storage, or a workshop. A standout feature of this home is its location directly across from a large off-leash dog park, offering open views, walking paths, and plenty of green space. Conveniently located near schools, shopping, transit, and major roadways, this property combines comfort, convenience, and an excellent location.