



GRASSROOTS
REALTY GROUP

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313 Falwood Way NE
Calgary, Alberta

MLS # A2325282



\$549,000

Division:	Falconridge		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,170 sq.ft.	Age:	1980 (46 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Double Garage Detached		
Lot Size:	0.07 Acre		
Lot Feat:	Back Lane, Back Yard, City Lot		

Heating:	Central	Water:	-
Floors:	Carpet, Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Built-in Features, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Recessed Lighting, Separate Entrance		

Inclusions:	n/a
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Welcome to 313 Falwood Way NE — a rare, fully renovated home in the heart of Falconridge offering modern finishes, thoughtful design, and exceptional functionality. Conveniently located close to schools, shopping, transit, and all major amenities, this home is move-in ready from top to bottom. From the moment you arrive, you’ll appreciate the updated exterior with its contemporary curb appeal, detached garage, and covered deck — perfect for outdoor entertaining or relaxing in any season. Inside, the home has been completely renovated with a fresh, modern aesthetic throughout. The bright and inviting main floor features a spacious living room with custom built-in shelving and a stylish fireplace feature wall. Large windows flood the space with natural light, creating a warm and welcoming atmosphere. The kitchen is beautifully updated with stainless steel appliances, recessed lighting, a functional island, and ample cabinetry. A dedicated dining area and convenient 2-piece bathroom complete the main level. Upstairs, you’ll find a comfortable primary bedroom with a private 3-piece ensuite, along with two additional well-sized bedrooms and a modern 4-piece bathroom — ideal for families. The fully finished basement continues the home’s contemporary feel and offers excellent flexibility. Featuring a separate entrance, one bedroom, a 3-piece bathroom, and a spacious living area, it’s perfect for extended family, guests, or potential rental opportunities. With renovations throughout, a detached garage, covered deck, and a prime location in an established community, this is a standout opportunity you don’t want to miss.