



GRASSROOTS
REALTY GROUP

587-777-7276
yuri@grassrootsrealtygroup.ca

323 Falwood Way NE
Calgary, Alberta

MLS # A2331339



\$459,900

Division:	Falconridge		
Type:	Residential/House		
Style:	3 Level Split		
Size:	713 sq.ft.	Age:	1980 (46 yrs old)
Beds:	3	Baths:	2
Garage:	Off Street, See Remarks		
Lot Size:	0.06 Acre		
Lot Feat:	Back Lane, Back Yard, Front Yard, Lawn		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Partial	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Vinyl Windows		

Inclusions: N/A

Exceptional value in this beautifully updated, move-in ready split-level home offering over 1,300 sq. ft. of developed living space in the convenient community of Falconridge. Lovingly maintained and extensively renovated, this detached home features 3 bedrooms, 2 full bathrooms, and a functional layout that provides exceptional flexibility for growing families, those working from home, or anyone looking for additional recreation space. The bright and welcoming main level showcases an open-concept living area highlighted by a large bay window that fills the home with natural light. The updated kitchen offers modern cabinetry, stylish countertops, stainless steel appliances, and plenty of counter space for meal preparation. A thoughtfully designed front entry includes built-in bench seating, coat hooks, and additional storage to help keep everyday life organized. The spacious primary bedroom is a true retreat, featuring double closets, a private 4-piece ensuite, and direct access to a sunny southwest-facing balcony—an ideal spot to enjoy your morning coffee or unwind at the end of the day. The second & third generously sized bedroom and an additional 4-piece bathroom complete the lower level. an excellent separation for older children, guests, or a home office. The fully finished basement expands the living space with a large family and recreation room that can easily serve as a media room, fitness area, playroom, home office. The mechanical room includes a high-efficiency furnace, humidifier, and a brand-new hot water tank, while the laundry area is complete with a top-loading washer and dryer. Numerous updates throughout the home include vinyl plank flooring, vinyl windows, fresh paint, a roof replaced in 2017, an updated furnace, and extensive renovations, making this home truly move-in ready. Step outside to enjoy the private southwest-facing,

fully fenced backyard featuring two spacious decks, a lawn area, raised garden bed, steel storage shed, rear lane access, and parking for two vehicles. while still maintaining plenty of usable yard space. Conveniently located close to schools, parks, shopping, public transit, and everyday amenities, this home offers an outstanding combination of comfort, functionality, and value. Whether you're a first-time buyer, growing family, or investor, this is an opportunity you won't want to miss. Book your private showing today!