

# \$439,900 - 3 Falwood Place Ne, Calgary

MLS® #A2235789

## \$439,900

3 Bedroom, 1.00 Bathroom, 858 sqft

Residential on 0.11 Acres

Falconridge, Calgary, Alberta

### EXCELLENT OPPORTUNITY FOR INVESTORS OR FIRST TIME BUYERS!

Located in the center of Falconridge behind a public elementary school, this cozy bungalow features on the main floor a nice sized living room, a large country kitchen, a 4-piece bathroom and two generous sized bedrooms. The finished basement consists of a large family room, a utility /laundry room, a large bedroom, and a creative area for crafting. The back door opens to a large deck area and a huge, fenced corner backyard. Room for RV parking. There is lots of room here to build your future garage. Close to shopping, schools, Peter Lougheed Hospital and parks and playground spaces. Make this cozy bungalow your next home!

Built in 1979

### Essential Information

MLS® #	A2235789
Price	\$439,900
Bedrooms	3
Bathrooms	1.00
Full Baths	1
Square Footage	858
Acres	0.11
Year Built	1979
Type	Residential
Sub-Type	Detached



Style	Bungalow
Status	Active

### Community Information

Address	3 Falwood Place Ne
Subdivision	Falconridge
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3J 1B4

### Amenities

Parking Spaces	2
Parking	Alley Access, Stall

### Interior

Interior Features	Soaking Tub
Appliances	Dishwasher, Dryer, Electric Range, Microwave Hood Fan, Refrigerator, Washer
Heating	Forced Air
Cooling	None
Has Basement	Yes
Basement	Finished, Full

### Exterior

Exterior Features	Private Yard, Rain Gutters
Lot Description	Back Lane, Back Yard, Corner Lot
Roof	Asphalt Shingle
Construction	Wood Frame, Wood Siding
Foundation	Poured Concrete

### Additional Information

Date Listed	July 15th, 2025
Days on Market	5
Zoning	R-1

### Listing Details

Listing Office	TREC The Real Estate Company
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