\$420,000 - 13 Falworth Way Ne, Calgary

MLS® #A2256736

\$420,000

3 Bedroom, 2.00 Bathroom, 1,024 sqft Residential on 0.06 Acres

Falconridge, Calgary, Alberta

Step into this charming semi-detached bungalow that combines everyday comfort with incredible convenience. The main floor offers three cozy bedrooms and a full 3-piece bathroom, perfect for a growing family or first-time buyers. Downstairs, you'II find a spacious recreation room that's ideal for family movie nights, kids' play space, or hosting friends. A second 3-piece bathroom with a jetted tub adds extra comfort, while multiple storage rooms give you endless options to customizeâ€"whether you're dreaming of a home office, gym, or hobby space. This lovingly cared-for, smoke- and pet-free home is move-in ready. With schools, shopping, restaurants, transit, and even police and fire services all within 3 km, you'II enjoy the perfect balance of quiet neighborhood living and everyday accessibility.

Built in 1979

Essential Information

MLS® # A2256736 Price \$420,000

Bedrooms 3 Bathrooms 2.00

Full Baths 2

Square Footage 1,024

Acres 0.06

Year Built 1979







Type Residential

Sub-Type Semi Detached

Style Side by Side, Bungalow

Status Active

Community Information

Address 13 Falworth Way Ne

Subdivision Falconridge

City Calgary
County Calgary
Province Alberta
Postal Code T3J 1C9

Amenities

Parking Spaces 2

Parking Off Street, Parking Pad

Interior

Interior Features Jetted Tub, No Animal Home, No Smoking Home

Appliances Dishwasher, Dryer, Electric Range, Microwave, Range Hood,

Refrigerator, Washer

Heating Forced Air Cooling Central Air

Has Basement Yes

Basement Full, Partially Finished

Exterior

Exterior Features Other

Lot Description Back Lane

Roof Shingle

Construction Aluminum Siding Foundation Poured Concrete

Additional Information

Date Listed October 14th, 2025

Days on Market 2

Zoning R-CG

Listing Details

Listing Office CIR Realty

Data is supplied by Pillar 9â,¢ MLS® System. Pillar 9â,¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â,¢. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.