

# \$570,000 - 1127 Falworth Road Ne, Calgary

MLS® #A2216519

**\$570,000**

4 Bedroom, 2.00 Bathroom, 1,155 sqft  
Residential on 0.10 Acres

Falconridge, Calgary, Alberta

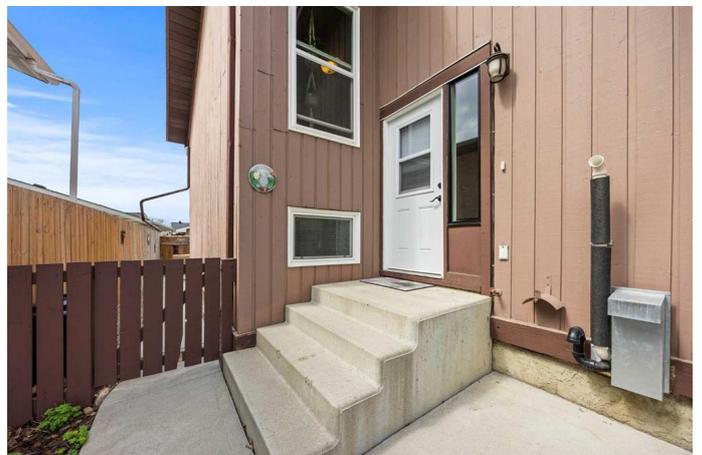
OPEN HOUSE SATURDAY MAY 17 - 2 TO 4 PM Welcome to this immaculately maintained and truly beautiful home in the heart of Falconridge – complete with a legal suite and brimming with charm, space, and thoughtful updates. From the moment you arrive, you’ll notice how much care has gone into every detail, from the lush green landscaping and fruit trees to the raised garden beds, greenhouse, wide walkways, and two large decks – perfect for enjoying in the summer months .

The main floor greets you with vaulted ceilings, a spacious entryway, and a warm, inviting living room with a cozy wood-burning fireplace. The dining area opens to a lovely balcony, and the bright kitchen offers abundant cabinetry, a central breakfast bar, pantry, and ample counter space.

Upstairs you’ll find a generous primary bedroom with a walk-in closet, a comfortable second bedroom, and a full 4-piece bathroom.

The lower level boasts a separate walkout entrance to the legal basement suite, the laundry area, two good-sized bedrooms, and lots of natural light. The living area is an open concept design with a perfect kitchen, living area and a spacious 3-piece bathroom and lots of storage throughout.

Recent updates include: windows (2021),



carpet (2021), and hot water heater (2021) , plus a high efficiency furnace making this home not only beautiful but move-in ready. Whether you're looking for a great investment opportunity or a multigenerational home, this one is a must-see!

Built in 1979

### Essential Information

MLS® #	A2216519
Price	\$570,000
Bedrooms	4
Bathrooms	2.00
Full Baths	2
Square Footage	1,155
Acres	0.10
Year Built	1979
Type	Residential
Sub-Type	Detached
Style	4 Level Split
Status	Active

### Community Information

Address	1127 Falworth Road Ne
Subdivision	Falconridge
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3J 1C8

### Amenities

Parking Spaces	1
Parking	Single Garage Detached
# of Garages	1

### Interior

Interior Features	Open Floorplan, Storage, Walk-In Closet(s)
Appliances	Dishwasher, Electric Stove, Range Hood, Refrigerator, Washer/Dryer,

	Window Coverings
Heating	Forced Air, High Efficiency
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Wood Burning
Has Basement	Yes
Basement	Finished, Full, Suite

### **Exterior**

Exterior Features	Private Yard
Lot Description	Back Yard, Front Yard, Back Lane
Roof	Asphalt Shingle
Construction	Wood Frame
Foundation	Poured Concrete

### **Additional Information**

Date Listed	May 1st, 2025
Days on Market	15
Zoning	R-CG

### **Listing Details**

Listing Office	Diamond Realty & Associates LTD.
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