

## 11 Falsby Way NE Calgary, Alberta

**MLS # A2266852**



# \$479,900

<b>Division:</b>	Falconridge		
<b>Type:</b>	Residential/Duplex		
<b>Style:</b>	Attached-Side by Side, Bi-Level		
<b>Size:</b>	889 sq.ft.	<b>Age:</b>	1979 (46 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	2
<b>Garage:</b>	Off Street		
<b>Lot Size:</b>	0.07 Acre		
<b>Lot Feat:</b>	Rectangular Lot		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Laminate, Linoleum	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Stucco, Wood Frame	<b>Zoning:</b>	R-CG
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Granite Counters		

**Inclusions:** NONE

Welcome to this beautifully maintained semi detached bi-level home, perfectly situated on a quiet street close to schools, shopping, daycare, and Calgary transit. The main floor features bright, open living spaces with laminate flooring throughout—no carpet anywhere! The kitchen has been renovated recently with new cabinets. The appliances in the kitchen including - refrigerator, stove and microwave are upgraded too. Both bedrooms are spacious and filled with natural light. The third bedroom is currently being used as a laundry area but can easily be converted back, offering flexibility for a potential three-bedroom main floor layout. The basement illegal suite includes a bedroom, kitchen, laundry area, flex room, and a separate exterior entrance—ideal for extended family or guest space. Step outside to a large deck and private backyard—perfect for relaxing or entertaining outdoors. There’s also rear parking that can easily be converted into a double-car garage if desired. Conveniently located near multiple schools, grocery stores, eateries, and shopping plazas, this property combines comfort, versatility, and a prime location—all in one!