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219 Falwood Way NE
Calgary, Alberta

MLS # A2340555

$554,900

Division:	Falconridge		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,140 sq.ft.	**Age:**	1979 (47 yrs old)
Beds:	5	**Baths:**	3
Garage:	Single Garage Detached		
Lot Size:	0.10 Acre		
Lot Feat:	Back Lane, Back Yard		

Heating:	Forced Air	**Water:**	-
Floors:	Tile, Vinyl Plank	**Sewer:**	-
Roof:	Metal	**Condo Fee:**	-
Basement:	Full	**LLD:**	-
Exterior:	Vinyl Siding, Wood Frame	**Zoning:**	R-CG
Foundation:	Poured Concrete	**Utilities:**	-
Features:	No Animal Home, No Smoking Home, Open Floorplan, Quartz Counters, Separate Entrance		

Inclusions: N/A

LEGAL SUITE | FULLY UPGRADED | All Poly B replaced with PEX | 5 BEDROOMS | 3 BATHROOMS. Welcome to this beautifully updated bungalow in the sought after community of Falconridge, offering over 1,800 sq. ft. of fully developed living space and an exceptional opportunity for homeowners, investors and multi-generational families! Featuring a 2-BEDROOM LEGAL BASEMENT SUITE, this versatile property offers the perfect combination of comfortable living and income potential—live up and rent down, accommodate extended family or enjoy the entire home for yourself. The main floor offers a bright, inviting layout with a spacious living room featuring a large window, a brand-new kitchen with stainless steel appliances and a generous dining area perfect for family meals and entertaining. The primary bedroom includes a private 3-piece ensuite, complemented by two additional bedrooms, a full bathroom, separate laundry and convenient access to the backyard. A large mudroom provides a practical and welcoming entrance with plenty of space for everyday living. Downstairs, the LEGAL 2-bedroom basement suite features a private entrance, two generously sized bedrooms, a full bathroom, a stylish open-concept kitchen and family room and its own separate laundry—an ideal setup for rental income or independent living. Numerous updates throughout the home include new flooring, fresh paint, renovated kitchens and modernized bathrooms, creating a move-in-ready property with excellent functionality and appeal. Step outside to enjoy a fully fenced and spacious backyard complete with a storage shed, apple trees and a detached garage. The home also features durable metal roofing for added peace of mind. The location is hard to beat—situated on a quiet street and just steps from Falconridge School. Enjoy

convenient access to transit, shopping at McKnight Village, Falconridge Community Centre, parks and other everyday amenities. Whether you're looking for your next family home, an income-generating investment or a property that offers flexibility for multi-generational living, this one checks all the boxes. Homes with a legal suite, detached garage, and this level of updating are a rare opportunity. Book your private showing today!

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