

\$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

Welcome to this immaculately maintained and truly beautiful home in the heart of Falconridge â€” complete with a legal suite and brimming with charm, space, and thoughtful updates.

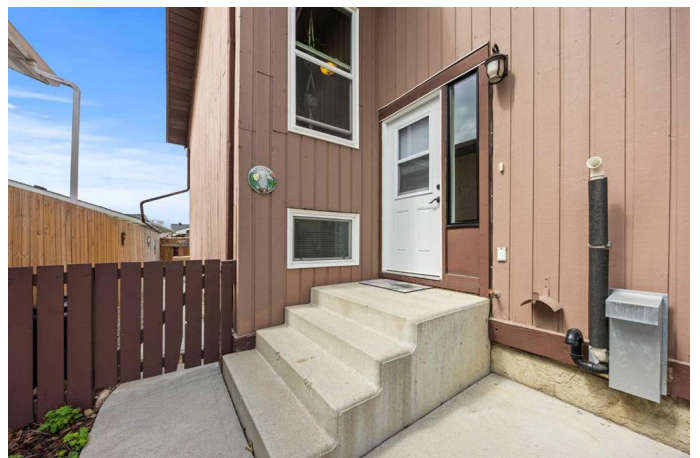
From the moment you arrive, youâ€™ll notice how much care has gone into every detail, from the lush green landscaping and fruit trees to the raised garden beds, greenhouse, wide walkways, and two large decks â€” perfect for enjoying in the summer months .

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 youâ€™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 | High Efficiency, Forced Air |

| | |
|-----------------|-----------------------|
| 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 Lane, Back Yard, Front Yard |
| Roof | Asphalt Shingle |
| Construction | Wood Frame |
| Foundation | Poured Concrete |

Additional Information

| | |
|----------------|---------------|
| Date Listed | May 1st, 2025 |
| Days on Market | 53 |
| Zoning | R-CG |

Listing Details

| | |
|----------------|----------------------------------|
| Listing Office | Diamond Realty & Associates LTD. |
|----------------|----------------------------------|

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® 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.