

# \$630,000 - 83 Falworth Court Ne, Calgary

MLS® #A2238497

**\$630,000**

5 Bedroom, 3.00 Bathroom, 1,128 sqft

Residential on 0.10 Acres

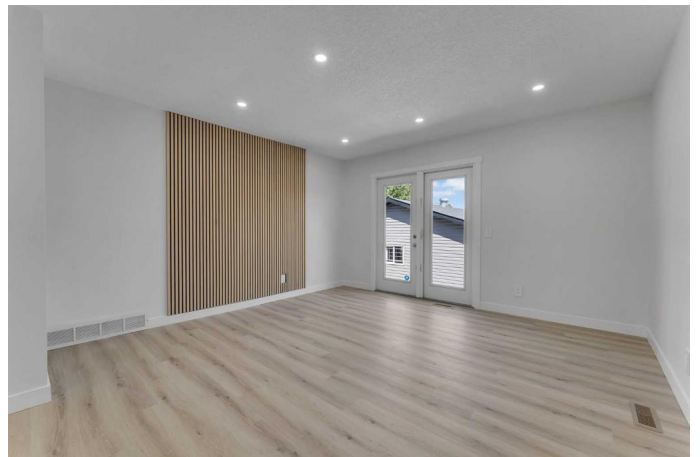
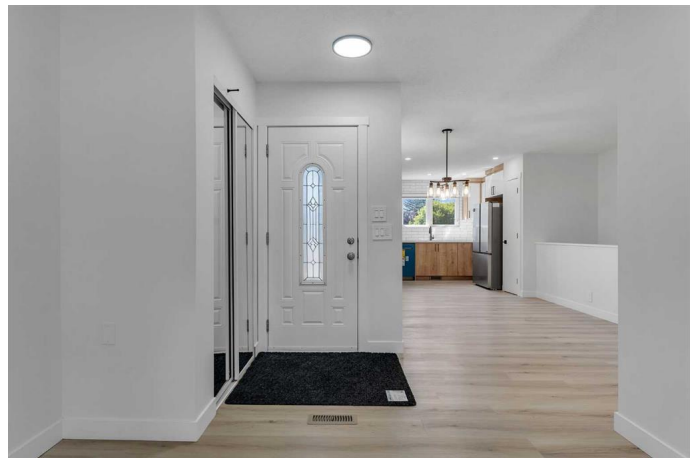
Falconridge, Calgary, Alberta

EXTENSIVELY RENOVATED | SEPARATE  
ENTRANCE | ILLEGAL SUITE | DOUBLE  
CAR OVERSIZED GARAGE | 5 BED & 3  
BATH | QUIET STREET |

Welcome to this extensively renovated bungalow located in the established and amenity-rich community of Falconridge. With 5 bedrooms, a walk-up illegal basement suite, and a versatile RC-G zoned lot, this property is perfect for many possibilities. Add to that an oversized double garage, and you have a home that offers comfort, style, and incredible value.

The curb appeal is immediate with a modernized exterior that sets the tone for what's™ inside. Step through the west-facing French doors into a bright and inviting living room, beautifully designed with a warm, neutral colour palette and a feature accent wall that adds a contemporary flair. This space is flooded with natural sunlight, creating a welcoming and airy feel.

The main floor kitchen is the heart of the home, complete with quartz countertops, new stainless steel appliances, and contemporary cabinetry. Just off the kitchen is a generous dining area, making it the perfect setup for family meals or entertaining guests. A dedicated laundry space on the main floor adds everyday convenience.



Youâ€™ll find three well-appointed bedrooms on this level, including a spacious primary suite with its own gorgeous 3-piece ensuite bathroom. A stylish 4-piece main bathroom completes the upper level.

Downstairs, the fully developed illegal suite offers an ideal layout. This level includes two sizable bedrooms, a fully equipped kitchen with stainless steel appliances and modern finishes, a large recreation/living room, a second laundry area, and a utility room. The separate walk-up to grade entrance provides privacy and independence for the lower occupants.

Situated on an RC-G lot, this property opens the door to future multi-family development opportunities with the City of Calgaryâ€™s approvalâ€”making this a fantastic investment for today and tomorrow.

Falconridge is a well-established community known for its accessibility and convenience. You're just minutes from Metis Trail, McKnight Boulevard, schools, public transportation, parks, and plazasâ€”everything your family needs within easy reach.

Whether you're looking for a move-in-ready family home, a revenue-generating investment, or a property with redevelopment potential, this one checks all the boxes. Donâ€™t miss your chance to own a piece of Falconridgeâ€”book your showing today!

Built in 1980

**Essential Information**

MLS® #	A2238497
Price	\$630,000
Bedrooms	5

Bathrooms	3.00
Full Baths	3
Square Footage	1,128
Acres	0.10
Year Built	1980
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Active

### Community Information

Address	83 Falworth Court Ne
Subdivision	Falconridge
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3J 1G2

### Amenities

Parking Spaces	2
Parking	Alley Access, Covered, Double Garage Detached, Enclosed, Off Street, On Street, Oversized, Owned, Secured, Side By Side
# of Garages	2

### Interior

Interior Features	Built-in Features, Closet Organizers, No Animal Home, No Smoking Home, Quartz Counters, Separate Entrance, Storage, Vinyl Windows
Appliances	Dishwasher, Dryer, Electric Range, Range Hood, Refrigerator, Washer, Washer/Dryer
Heating	Forced Air
Cooling	None
Has Basement	Yes
Basement	Exterior Entry, Finished, Full, Suite, Walk-Up To Grade

### Exterior

Exterior Features	Private Entrance, Private Yard, Rain Gutters
Lot Description	Back Lane, Back Yard, Cul-De-Sac, Rectangular Lot
Roof	Asphalt Shingle
Construction	Composite Siding, Vinyl Siding, Wood Frame

Foundation                Poured Concrete

**Additional Information**

Date Listed                July 10th, 2025  
Days on Market        4  
Zoning                      R-CG

**Listing Details**

Listing Office            Real Broker

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