

\$609,900 - 219 Falwood Way Ne, Calgary

MLS® #A2254932

\$609,900

5 Bedroom, 3.00 Bathroom, 1,140 sqft
Residential on 0.10 Acres

Falconridge, Calgary, Alberta

LEGAL SUITE | FULLY UPGRADED | All Poly B replaced with PEX | 5 BEDROOMS | 3.5 BATHROOMS. Welcome to this beautifully updated and fully finished bungalow offering over 1,800 sq. ft. of developed living space, perfectly suited for families or savvy investors. Situated in the desirable community of Falconridge, this home features a 2 Bedroom LEGAL SUITE, spacious yard, a detached garage, a greenhouse, and a storage shed.

The main level boasts a bright and airy living room with a large window, a brand-new kitchen with stainless steel appliances, and a generous dining area. The primary bedroom includes a private 3-piece ensuite, complemented by two additional bedrooms, a full bathroom, separate laundry, and direct access to the backyard. A large mudroom provides a functional and welcoming entry.

Downstairs, the LEGAL basement suite features its own private entrance, two large bedrooms, a full bathroom, a stylish open-concept kitchen and family room, and separate laundry—ideal for multi-generational living or rental income.

Recent updates include new flooring, fresh paint, modernized bathrooms, and renovated kitchens on both levels, adding to the home's value and appeal.

Outside, enjoy a fully fenced yard, metal



roofing, apple trees in the front, and a detached garage with a newer roof (2022). Located across from the Falconridge Dog Park on a quiet street, this home is just steps from Falconridge School, with easy access to transit, shopping at McKnight Village, and the Falconridge Community Centre.

Don't miss this incredible opportunity—live up and rent down, or simply enjoy the space all to yourself. Book your private showing today!

Built in 1979

Essential Information

MLS® #	A2254932
Price	\$609,900
Bedrooms	5
Bathrooms	3.00
Full Baths	3
Square Footage	1,140
Acres	0.10
Year Built	1979
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Active

Community Information

Address	219 Falwood Way Ne
Subdivision	Falconridge
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3J1A9

Amenities

Parking Spaces	1
Parking	Single Garage Detached

of Garages 1

Interior

Interior Features No Animal Home, No Smoking Home, Open Floorplan, Quartz Counters, Separate Entrance

Appliances Dishwasher, Electric Stove, Refrigerator, Washer/Dryer

Heating Forced Air

Cooling None

Has Basement Yes

Basement Finished, Full, Exterior Entry, Suite

Exterior

Exterior Features Other, Private Yard

Lot Description Back Lane, Back Yard

Roof Metal

Construction Vinyl Siding, Wood Frame

Foundation Poured Concrete

Additional Information

Date Listed September 6th, 2025

Days on Market 46

Zoning R-CG

Listing Details

Listing Office TREC The Real Estate Company

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.