

# \$489,000 - 26 Falwood Crescent Ne, Calgary

MLS® #A2199084

**\$489,000**

3 Bedroom, 2.00 Bathroom, 891 sqft  
Residential on 0.06 Acres

Falconridge, Calgary, Alberta

**\*\*OPEN HOUSE Sat 3-5\*\* BEAUTIFULLY UPDATED** Falconridge bungalow across from school park and with separate illegal basement suite! **MAIN FLOOR** features living room with wood burning fireplace and large windows, kitchen with white cabinets, butcher block countertops & stainless steel appliances, and spacious dining nook. Two bedrooms, full bathroom, and stacked laundry complete this level. **BASEMENT** is well appointed and features open concept living room, second kitchen, second set of laundry, full bathroom, bedroom and study. **SOUTH EXPOSURE BACK YARD** is fully fenced and features mature vegetation. **FANTASTIC LOCATION** in family neighbourhood on quiet street across from school yard, close to shopping and amenities, and with easy access to Stoney Trail and Mcknight Blvd. **RECENT UPDATES** - new paint (2025), new vinyl plank & carpet (2025), newer kitchen appliances (2020-2025), roof (2014), windows (2019), new paint exterior (2024).

Built in 1979

## Essential Information

MLS® #	A2199084
Price	\$489,000
Bedrooms	3
Bathrooms	2.00
Full Baths	2



Square Footage	891
Acres	0.06
Year Built	1979
Type	Residential
Sub-Type	Semi Detached
Style	Side by Side, Bungalow
Status	Active

### **Community Information**

Address	26 Falwood Crescent Ne
Subdivision	Falconridge
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3J 1E3

### **Amenities**

Parking	None, On Street
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### **Interior**

Interior Features	See Remarks, Vinyl Windows
Appliances	Dishwasher, Microwave, Refrigerator, Washer/Dryer Stacked, Convection Oven
Heating	Forced Air, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Wood Burning
Has Basement	Yes
Basement	Finished, Full

### **Exterior**

Exterior Features	Private Yard
Lot Description	Back Lane, Back Yard, Rectangular Lot
Roof	Asphalt Shingle
Construction	Composite Siding
Foundation	Poured Concrete

### **Additional Information**

Date Listed March 20th, 2025

Days on Market 22

Zoning R-CG

## **Listing Details**

Listing Office CIR Realty

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