# \$479,900 - 11 Falsby Way Ne, Calgary

MLS® #A2266852

### \$479,900

4 Bedroom, 2.00 Bathroom, 889 sqft Residential on 0.07 Acres

Falconridge, Calgary, Alberta

Welcome to this beautifully maintained semi detached bi-level home, perfectly situated on a quiet street close to schools, shopping, daycare, and Calgary transit.

The main floor features bright, open living spaces with laminate flooring throughoutâ€"no carpet anywhere! The kitchen has been renovated recently with new cabinets. The appliances in the kitchen including - refrigerator, stove and microwave are upgraded too. Both bedrooms are spacious and filled with natural light. The third bedroom is currently being used as a laundry area but can easily be converted back, offering flexibility for a potential three-bedroom main floor layout.

The basement illegal suite includes a bedroom, kitchen, laundry area, flex room, and a separate exterior entranceâ€"ideal for extended family or guest space.

Step outside to a large deck and private backyardâ€"perfect for relaxing or entertaining outdoors. There's also rear parking that can easily be converted into a double-car garage if desired.

Conveniently located near multiple schools, grocery stores, eateries, and shopping plazas, this property combines comfort, versatility, and a prime locationâ€"all in one!







Built in 1979

#### **Essential Information**

MLS® # A2266852 Price \$479,900

Bedrooms 4

Bathrooms 2.00

Full Baths 2

Square Footage 889

Acres 0.07 Year Built 1979

Type Residential

Sub-Type Semi Detached

Style Side by Side, Bi-Level

Status Active

## **Community Information**

Address 11 Falsby Way Ne

Subdivision Falconridge

City Calgary
County Calgary
Province Alberta
Postal Code T3J 3A2

#### **Amenities**

Parking Spaces 2

Parking Off Street

#### Interior

Interior Features Granite Counters

Appliances Dryer, Electric Stove, Microwave, Range Hood, Refrigerator, Washer,

Washer/Dryer Stacked

Heating Forced Air

Cooling None
Has Basement Yes
Basement Full

#### **Exterior**

Exterior Features Private Yard

Lot Description Rectangular Lot

Roof Asphalt Shingle

Construction Stucco, Wood Frame

Foundation Poured Concrete

## **Additional Information**

Date Listed October 25th, 2025

Days on Market 2

Zoning R-CG

## **Listing Details**

Listing Office RE/MAX House of Real Estate

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