

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

MLS® #A2199084

**\$489,000**

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

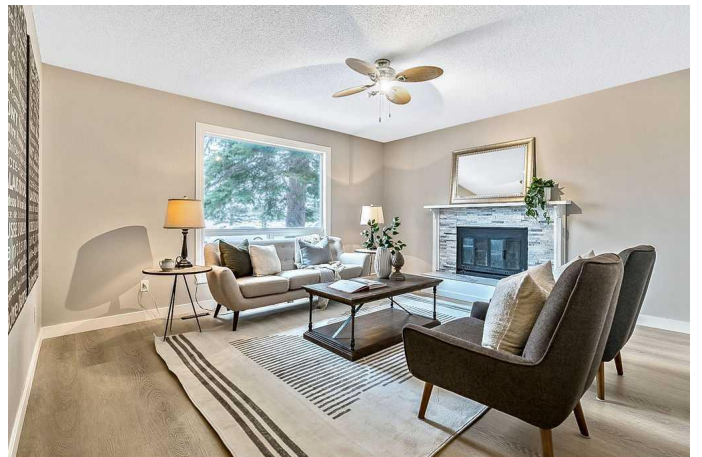
Falconridge, Calgary, Alberta

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 15

Zoning R-CG

### **Listing Details**

Listing Office CIR Realty

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