

\$420,000 - 13 Falworth Way Ne, Calgary

MLS® #A2256736

\$420,000

3 Bedroom, 2.00 Bathroom, 1,024 sqft

Residential on 0.06 Acres

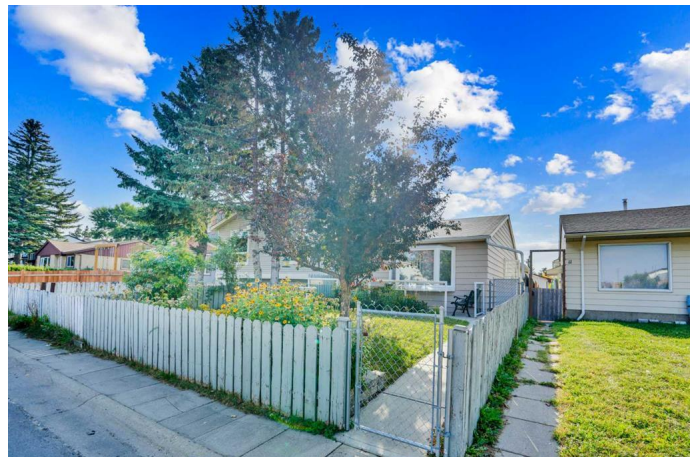
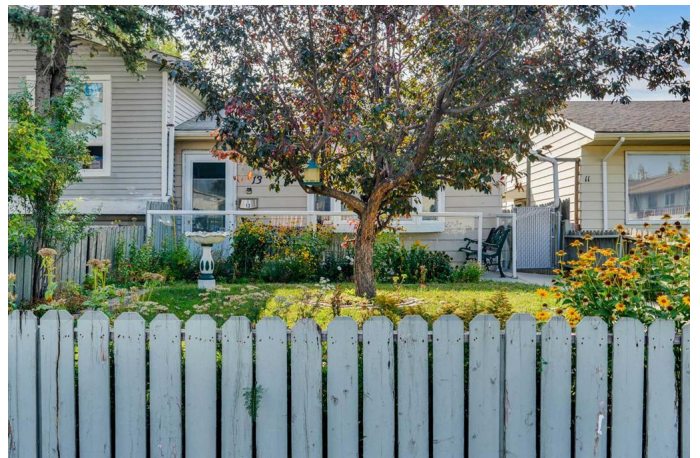
Falconridge, Calgary, Alberta

Step into this charming semi-detached bungalow that combines everyday comfort with incredible convenience. The main floor offers three cozy bedrooms and a full 3-piece bathroom, perfect for a growing family or first-time buyers. Downstairs, youâ€™ll find a spacious recreation room thatâ€™s ideal for family movie nights, kidsâ€™ play space, or hosting friends. A second 3-piece bathroom with a jetted tub adds extra comfort, while multiple storage rooms give you endless options to customizeâ€”whether youâ€™re dreaming of a home office, gym, or hobby space. This lovingly cared-for, smoke- and pet-free home is move-in ready. With schools, shopping, restaurants, transit, and even police and fire services all within 3 km, youâ€™ll enjoy the perfect balance of quiet neighborhood living and everyday accessibility.

Built in 1979

Essential Information

MLS® #	A2256736
Price	\$420,000
Bedrooms	3
Bathrooms	2.00
Full Baths	2
Square Footage	1,024
Acres	0.06
Year Built	1979



Type	Residential
Sub-Type	Semi Detached
Style	Side by Side, Bungalow
Status	Active

Community Information

Address	13 Falworth Way Ne
Subdivision	Falconridge
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3J 1C9

Amenities

Parking Spaces	2
Parking	Off Street, Parking Pad

Interior

Interior Features	Jetted Tub, No Animal Home, No Smoking Home
Appliances	Dishwasher, Dryer, Electric Range, Microwave, Range Hood, Refrigerator, Washer
Heating	Forced Air
Cooling	Central Air
Has Basement	Yes
Basement	Full, Partially Finished

Exterior

Exterior Features	Other
Lot Description	Back Lane
Roof	Shingle
Construction	Aluminum Siding
Foundation	Poured Concrete

Additional Information

Date Listed	October 14th, 2025
Days on Market	2
Zoning	R-CG

Listing Details

Listing Office	CIR Realty
----------------	------------

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.