

\$630,000 - 83 Falworth Court Ne, Calgary

MLS® #A2238497

\$630,000

5 Bedroom, 3.00 Bathroom, 1,128 sqft

Residential on 0.10 Acres

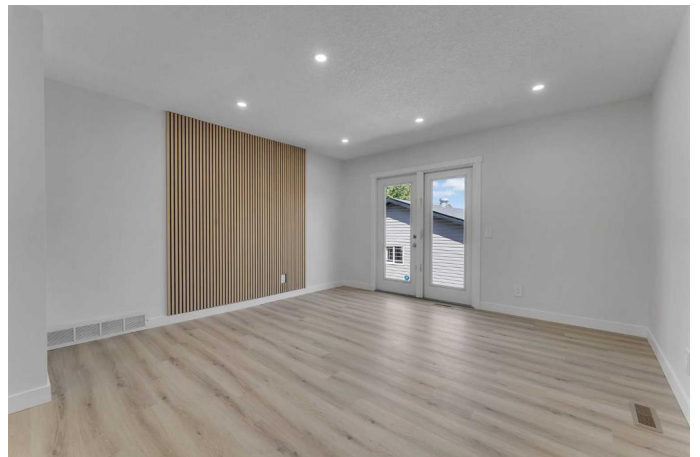
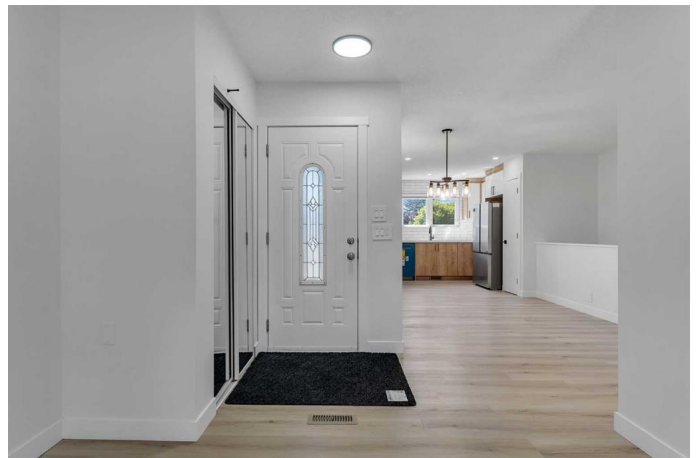
Falconridge, Calgary, Alberta

EXTENSIVELY RENOVATED | SEPARATE
ENTRANCE | ILLEGAL SUITE | DOUBLE
CAR OVERSIZED GARAGE | 5 BED & 3
BATH | QUIET STREET |

Welcome to this extensively renovated bungalow located in the established and amenity-rich community of Falconridge. With 5 bedrooms, a walk-up illegal basement suite, and a versatile RC-G zoned lot, this property is perfect for many possibilities. Add to that an oversized double garage, and you have a home that offers comfort, style, and incredible value.

The curb appeal is immediate with a modernized exterior that sets the tone for what's™ inside. Step through the west-facing French doors into a bright and inviting living room, beautifully designed with a warm, neutral colour palette and a feature accent wall that adds a contemporary flair. This space is flooded with natural sunlight, creating a welcoming and airy feel.

The main floor kitchen is the heart of the home, complete with quartz countertops, new stainless steel appliances, and contemporary cabinetry. Just off the kitchen is a generous dining area, making it the perfect setup for family meals or entertaining guests. A dedicated laundry space on the main floor adds everyday convenience.



Youâ€™ll find three well-appointed bedrooms on this level, including a spacious primary suite with its own gorgeous 3-piece ensuite bathroom. A stylish 4-piece main bathroom completes the upper level.

Downstairs, the fully developed illegal suite offers an ideal layout. This level includes two sizable bedrooms, a fully equipped kitchen with stainless steel appliances and modern finishes, a large recreation/living room, a second laundry area, and a utility room. The separate walk-up to grade entrance provides privacy and independence for the lower occupants.

Situated on an RC-G lot, this property opens the door to future multi-family development opportunities with the City of Calgaryâ€™s approvalâ€”making this a fantastic investment for today and tomorrow.

Falconridge is a well-established community known for its accessibility and convenience. You're just minutes from Metis Trail, McKnight Boulevard, schools, public transportation, parks, and plazasâ€”everything your family needs within easy reach.

Whether you're looking for a move-in-ready family home, a revenue-generating investment, or a property with redevelopment potential, this one checks all the boxes. Donâ€™t miss your chance to own a piece of Falconridgeâ€”book your showing today!

Built in 1980

Essential Information

MLS® #	A2238497
Price	\$630,000
Bedrooms	5

Bathrooms	3.00
Full Baths	3
Square Footage	1,128
Acres	0.10
Year Built	1980
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Active

Community Information

Address	83 Falworth Court Ne
Subdivision	Falconridge
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3J 1G2

Amenities

Parking Spaces	2
Parking	Alley Access, Covered, Double Garage Detached, Enclosed, Off Street, On Street, Oversized, Secured, Side By Side, Owned
# of Garages	2

Interior

Interior Features	Built-in Features, Closet Organizers, No Animal Home, No Smoking Home, Quartz Counters, Separate Entrance, Storage, Vinyl Windows
Appliances	Dishwasher, Dryer, Electric Range, Range Hood, Refrigerator, Washer, Washer/Dryer
Heating	Forced Air
Cooling	None
Has Basement	Yes
Basement	Exterior Entry, Finished, Full, Suite, Walk-Up To Grade

Exterior

Exterior Features	Private Entrance, Private Yard, Rain Gutters
Lot Description	Back Lane, Back Yard, Cul-De-Sac, Rectangular Lot
Roof	Asphalt Shingle
Construction	Composite Siding, Vinyl Siding, Wood Frame

Foundation Poured Concrete

Additional Information

Date Listed July 10th, 2025
Days on Market 2
Zoning R-CG

Listing Details

Listing Office Real Broker

Data is supplied by Pillar 9â„ø MLSÂ® System. Pillar 9â„ø is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„ø. 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.