\$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 5

Zoning R-CG

Listing Details

Listing Office RE/MAX House of Real Estate

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