

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

MLS® #A2256736

**\$420,000**

3 Bedroom, 2.00 Bathroom, 1,024 sqft

Residential on 0.06 Acres

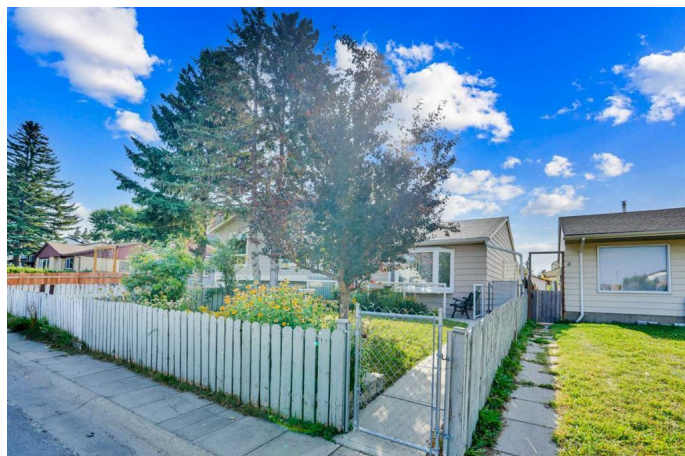
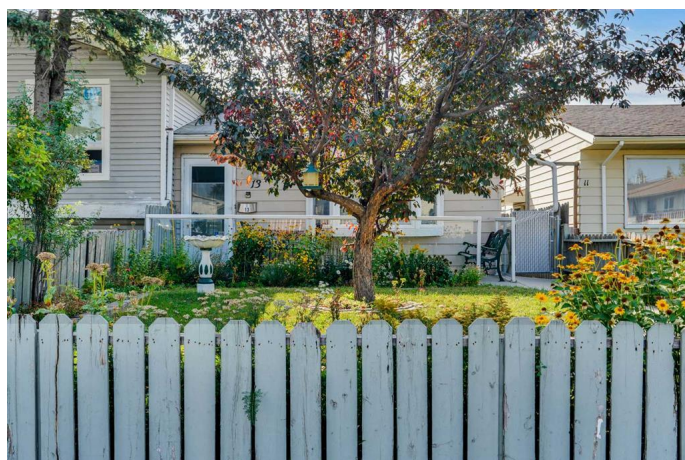
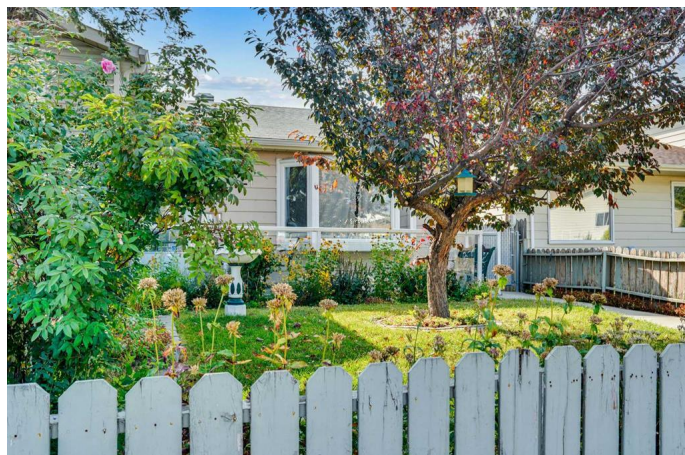
Falconridge, Calgary, Alberta

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 | 6                  |
| Zoning         | R-CG               |

### Listing Details

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

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