

# \$570,000 - 1127 Falworth Road Ne, Calgary

MLS® #A2216519

**\$570,000**

4 Bedroom, 2.00 Bathroom, 1,155 sqft

Residential on 0.10 Acres

Falconridge, Calgary, Alberta

Welcome to this immaculately maintained and truly beautiful home in the heart of Falconridge â€” complete with a legal suite and brimming with charm, space, and thoughtful updates.

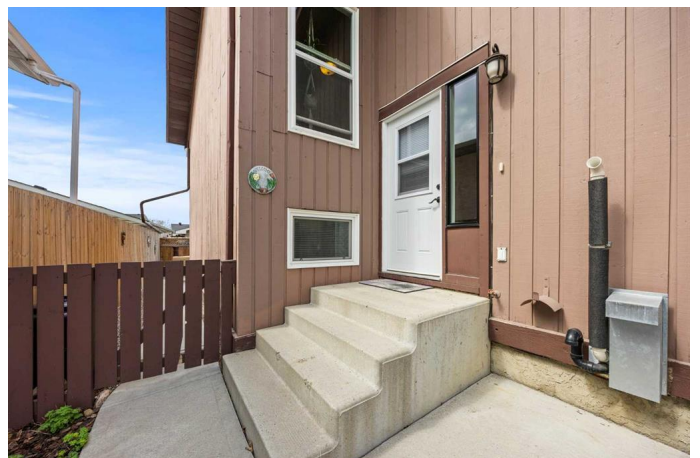
From the moment you arrive, youâ€™ll notice how much care has gone into every detail, from the lush green landscaping and fruit trees to the raised garden beds, greenhouse, wide walkways, and two large decks â€” perfect for enjoying in the summer months .

The main floor greets you with vaulted ceilings, a spacious entryway, and a warm, inviting living room with a cozy wood-burning fireplace. The dining area opens to a lovely balcony, and the bright kitchen offers abundant cabinetry, a central breakfast bar, pantry, and ample counter space.

Upstairs youâ€™ll find a generous primary bedroom with a walk-in closet, a comfortable second bedroom, and a full 4-piece bathroom.

The lower level boasts a separate walkout entrance to the legal basement suite, the laundry area, two good-sized bedrooms, and lots of natural light. The living area is an open concept design with a perfect kitchen, living area and a spacious 3-piece bathroom and lots of storage throughout.

Recent updates include: windows (2021), carpet (2021), and hot water heater (2021) , plus a high efficiency furnace making this



home not only beautiful but move-in ready.  
Whether you're looking for a great  
investment opportunity or a multigenerational  
home, this one is a must-see!

Built in 1979

### Essential Information

MLS® #	A2216519
Price	\$570,000
Bedrooms	4
Bathrooms	2.00
Full Baths	2
Square Footage	1,155
Acres	0.10
Year Built	1979
Type	Residential
Sub-Type	Detached
Style	4 Level Split
Status	Active

### Community Information

Address	1127 Falworth Road Ne
Subdivision	Falconridge
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3J 1C8

### Amenities

Parking Spaces	1
Parking	Single Garage Detached
# of Garages	1

### Interior

Interior Features	Open Floorplan, Storage, Walk-In Closet(s)
Appliances	Dishwasher, Electric Stove, Range Hood, Refrigerator, Washer/Dryer, Window Coverings
Heating	High Efficiency, Forced Air

Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Wood Burning
Has Basement	Yes
Basement	Finished, Full, Suite

## Exterior

Exterior Features	Private Yard
Lot Description	Back Lane, Back Yard, Front Yard
Roof	Asphalt Shingle
Construction	Wood Frame
Foundation	Poured Concrete

## Additional Information

Date Listed	May 1st, 2025
Days on Market	53
Zoning	R-CG

## Listing Details

Listing Office	Diamond Realty & Associates LTD.
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