

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

MLS® #A2238497

**\$630,000**

5 Bedroom, 3.00 Bathroom, 1,128 sqft

Residential on 0.10 Acres

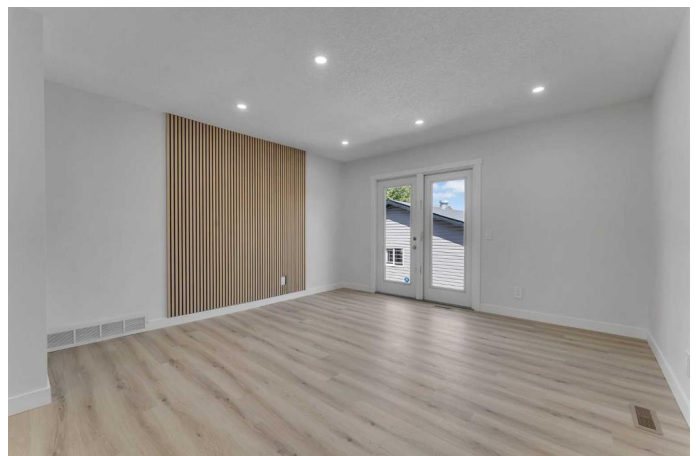
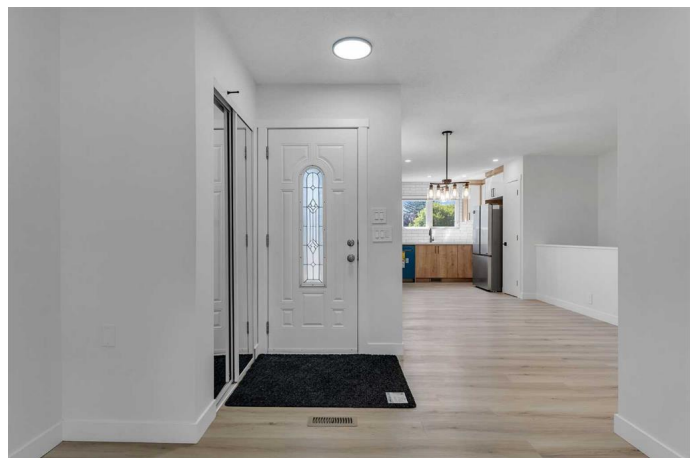
Falconridge, Calgary, Alberta

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, Owned, Secured, Side By Side |
| # 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        6  
Zoning                      R-CG

**Listing Details**

Listing Office            Real Broker

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