

# \$499,900 - 159 Falwood Way Ne, Calgary

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MLS® #A2264738

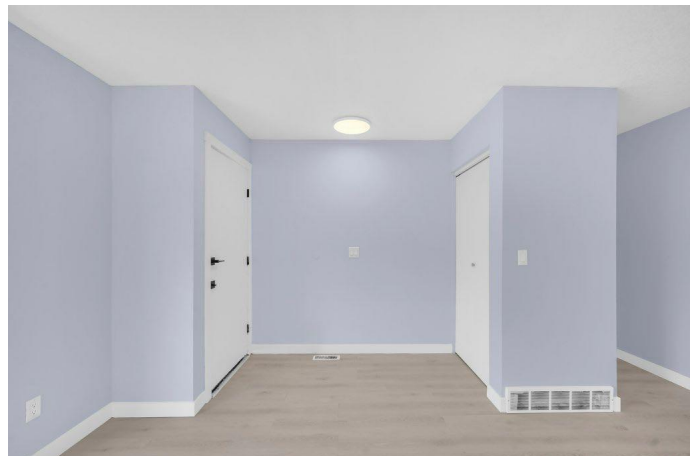
**\$499,900**

5 Bedroom, 2.00 Bathroom, 1,075 sqft

Residential on 0.10 Acres

Falconridge, Calgary, Alberta

Welcome to Your New Home in Falconridge! Discover this beautiful, well-maintained home nestled in Falconridge, offering comfort, convenience, and versatility. Enjoy a spacious backyard, perfect for relaxing or entertaining during warm summer days. The property is vacant and move-in ready, awaiting its next proud owner. Located just steps away from schools, parks, grocery stores, and public transit, this home provides unbeatable accessibility to everyday amenities. The main floor features a bright living room, a cozy dining area, a functional kitchen, and an additional eating space. Upstairs, you'll find two generous bedrooms plus a primary bedroom, along with a 4-piece bathroom. The (illegal) basement suite includes two good-sized bedrooms, a 3-piece bathroom, and a large recreation room—ideal for extended family. Whether you're an investor or a first-time homebuyer, this property offers excellent value, prime location, and great features. Don't miss out—book your showing today!



Built in 1979

## Essential Information

|           |           |
|-----------|-----------|
| MLS® #    | A2264738  |
| Price     | \$499,900 |
| Bedrooms  | 5         |
| Bathrooms | 2.00      |

|                |             |
|----------------|-------------|
| Full Baths     | 2           |
| Square Footage | 1,075       |
| Acres          | 0.10        |
| Year Built     | 1979        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | Bungalow    |
| Status         | Active      |

### Community Information

|             |                    |
|-------------|--------------------|
| Address     | 159 Falwood Way Ne |
| Subdivision | Falconridge        |
| City        | Calgary            |
| County      | Calgary            |
| Province    | Alberta            |
| Postal Code | T3J 1A8            |

### Amenities

|         |      |
|---------|------|
| Parking | None |
|---------|------|

### Interior

|                   |                                                                   |
|-------------------|-------------------------------------------------------------------|
| Interior Features | See Remarks, Separate Entrance, Storage                           |
| Appliances        | Dishwasher, Electric Range, Microwave, Refrigerator, Washer/Dryer |
| Heating           | Forced Air                                                        |
| Cooling           | None                                                              |
| Has Basement      | Yes                                                               |
| Basement          | Full                                                              |

### Exterior

|                   |                                    |
|-------------------|------------------------------------|
| Exterior Features | Other                              |
| Lot Description   | Back Yard, Front Yard, See Remarks |
| Roof              | Asphalt Shingle                    |
| Construction      | Vinyl Siding                       |
| Foundation        | Poured Concrete                    |

### Additional Information

|                |                    |
|----------------|--------------------|
| Date Listed    | October 15th, 2025 |
| Days on Market | 20                 |
| Zoning         | R-CG               |

Listing Details

Listing Office                      eXp Realty

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