

# \$489,900 - 32 Fallingworth Place, Calgary

MLS® #A2248456

**\$489,900**

4 Bedroom, 2.00 Bathroom, 1,014 sqft

Residential on 0.11 Acres

Falconridge, Calgary, Alberta

Fantastic Opportunity for First-Time Buyers & Investors!

Nestled on a quiet cul-de-sac in Falconridge, this clean, bright, and spacious bi-level home offers incredible value. Flooded with natural light, the main level features a generous living room with large windows, a spacious primary bedroom with his-and-her closets, an additional bedroom, a good sized office (being used as a bedroom), laundry and a full 4-piece bathroom.

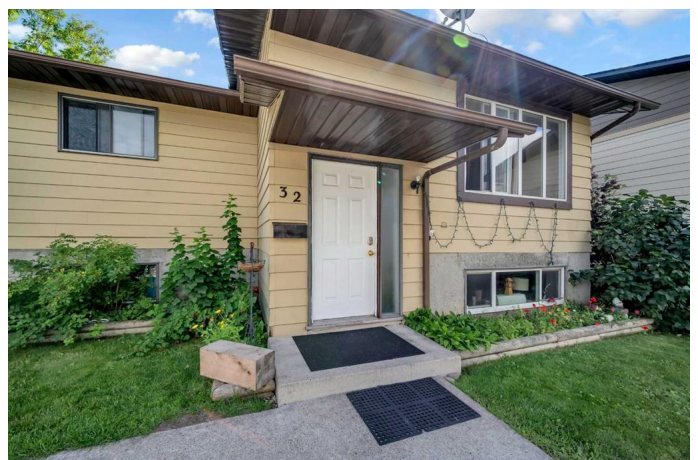
The fully finished basement boasts an illegal suite complete with two bedrooms, a large living area, a 4-piece bathroom, and separate laundry – perfect for extended family or rental income potential.

Conveniently located close to schools, public transit, and within walking distance to major amenities, this home is an excellent choice for comfortable living and smart investing.

Built in 1980

## Essential Information

|            |           |
|------------|-----------|
| MLS® #     | A2248456  |
| Price      | \$489,900 |
| Bedrooms   | 4         |
| Bathrooms  | 2.00      |
| Full Baths | 2         |



|                |             |
|----------------|-------------|
| Square Footage | 1,014       |
| Acres          | 0.11        |
| Year Built     | 1980        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | Bi-Level    |
| Status         | Active      |

### Community Information

|             |                       |
|-------------|-----------------------|
| Address     | 32 Fallingworth Place |
| Subdivision | Falconridge           |
| City        | Calgary               |
| County      | Calgary               |
| Province    | Alberta               |
| Postal Code | T3J 1G5               |

### Amenities

|                |             |
|----------------|-------------|
| Parking Spaces | 2           |
| Parking        | Parking Pad |

### Interior

|                   |                                                                                                |
|-------------------|------------------------------------------------------------------------------------------------|
| Interior Features | No Animal Home, See Remarks                                                                    |
| Appliances        | Dishwasher, Dryer, Refrigerator, See Remarks, Stove(s), Washer, Washer/Dryer, Window Coverings |
| Heating           | Forced Air                                                                                     |
| Cooling           | None                                                                                           |
| Has Basement      | Yes                                                                                            |
| Basement          | Finished, Full, Exterior Entry, Suite                                                          |

### Exterior

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

### Additional Information

|                |                   |
|----------------|-------------------|
| Date Listed    | August 14th, 2025 |
| Days on Market | 78                |

Zoning

R-CG

Listing Details

Listing Office

Real Broker

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