219 Falwood Way NE

Calgary | Active | MLS® A2340555

$549,900









Bedrooms	Bathrooms	Year Built	Living area
5	**3**	**1979**	**1,140 sq. ft.**

Your next move starts with a conversation.

403-830-5152 | tiwana@maltiwana.ca

Listed by TREC The Real Estate Company

A closer look

LEGAL SUITE | FULLY UPGRADED | All Poly B replaced with PEX | 5 BEDROOMS | 3 BATHROOMS. Welcome to this beautifully updated bungalow in the sought after community of Falconridge, offering over 1,800 sq. ft. of fully developed living space and an exceptional opportunity for homeowners, investors and multi-generational families!

Featuring a 2-BEDROOM LEGAL BASEMENT SUITE, this versatile property offers the perfect combination of comfortable living and income potential-live up and rent down, accommodate extended family or enjoy the entire home for yourself.

The main floor offers a bright, inviting layout with a spacious living room featuring a large window, a brand-new kitchen with stainless steel appliances and a generous dining area perfect for family meals and entertaining. The primary bedroom includes a private 3-piece ensuite, complemented by two additional bedrooms, a full bathroom, separate laundry and convenient access to the backyard. A large mudroom provides a practical and welcoming entrance with plenty of space for everyday living.

Downstairs, the LEGAL 2-bedroom basement suite features a private entrance, two generously sized bedrooms, a full bathroom, a stylish open-concept kitchen and family room and its own separate laundry-an ideal setup for rental income or independent living.

Numerous updates throughout the home include new flooring, fresh paint, renovated kitchens and modernized bathrooms, creating a move-in-ready property with excellent functionality and appeal.

Step outside to enjoy a fully fenced and spacious backyard complete with a storage shed, apple trees and a detached garage. The home also features durable metal roofing for added peace of mind.

The location is hard to beat-situated on a quiet street and just steps from Falconridge School. Enjoy convenient access to transit, shopping at McKnight Village, Falconridge Community Centre, parks and other everyday amenities.

Whether you're looking for your next family home, an income-generating investment or a property that offers flexibility for multi-generational living, this one checks all the boxes. Homes with a legal suite, detached garage, and this level of updating are a rare opportunity. Book your private showing today!

Property details

Status	Active
Prop. Type	Residential
MLS® Num	A2340555
Bedrooms	5
Bathrooms	3

Year Built	1979
Property Type:	Residential
Property Sub Type:	Detached
Condo Type:	Not a Condo
Transaction Type:	For Sale
Suite:	Yes
Num Legal Suites:	1
Num Illegal Suites:	0
Home Style:	Bungalow
Total Living Area:	1,140 sq. ft.
Acreage:	No
Lot Area:	4,553 sq. ft.
Lot Frontage:	48'
Front Exposure:	Southeast
Levels:	One
Total Rooms Above Grade:	6
Year built:	1979 (Age: 47)
Bedrooms:	5 (Above Grd: 3)
Bedrooms Above Grade:	3
Bedrooms On Main:	3
Bedrooms Below Grade:	2
Bathrooms:	3.0 (Full:3, Half:0)
Num Ensuite Baths:	1
Plan:	7811623
Heating:	Forced Air
Basement:	Full, Finished, Separate/Exterior Entry

Foundation:	Poured Concrete
New Constr.:	No
Construction Material:	Vinyl Siding, Wood Frame
Structure Type:	House
Roof:	Metal
Ensuite:	Yes
Flooring:	Tile, Vinyl Plank
Cooling:	None
Fireplaces:	0
Garage:	Yes
Garage Spaces:	1
Parking:	Single Garage Detached
Parking Places:	1
Parking Total/Covered:	1 / -
Laundry Features:	In Basement, Main Level
City Quadrant:	Northeast
Community:	Falconridge
Appliances:	Dishwasher, Electric Stove, Refrigerator, Washer/Dryer
Inclusions:	N/A
Restrictions:	None Known
Main Floor	Living Room · 14'4" × 11'6" ·
Main Floor	Dining Room · 11'8" × 11'4" ·
Main Floor	Bedroom · 13' × 9'8" ·
Main Floor	Laundry · 3'9" × 3' ·
Main Floor	Kitchen · 13'2" × 9'9" ·
Main Floor	Bedroom - Primary · 11'3" × 11'3" ·

Main Floor	Bedroom · 12'11" × 8'8" ·
Basement	Family Room · 14'6" × 9'7" ·
Basement	Kitchen · 10'6" × 9'6" ·
Basement	Bedroom · 10'9" × 10'2" ·
Basement	Bedroom · 11' × 9'8" ·
Title to Land:	Fee Simple
Community Features:	Park, Playground, Schools Nearby, Sidewalks, Street Lights
Interior Features:	No Animal Home, No Smoking Home, Open Floorplan, Quartz Counters, Separate Entrance
Exterior Features:	Other, Private Yard
Patio And Porch Features:	None
Lot Features:	Back Lane, Back Yard
Num. of Parcels:	0
Fencing:	Fenced
Region:	Calgary
Zone:	CAL Zone NE
Zoning:	R-CG
Listed Date:	Aug 27, 2026

Explore the full photo gallery and current listing details:

https://www.maltiwana.ca/properties/219-falwood-way-ne-calgary-a2340555/

Tiwana Team | 403-830-5152 | tiwana@maltiwana.ca

Data was last updated November 23, 2026 at 12:05 PM (UTC)

powered by myRealPage.com

Data is supplied by Pillar 9™ MLS® System. Pillar 9™ is the owner of the copyright in its MLS®System. Data is deemed reliable but is not guaranteed accurate by Pillar 9™.

The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality

of services provided by real estate professionals who are members of CREA. Used under license.

Prepared November 23, 2026. Listing details and availability may change. This brochure is not a contract. Contact the Tiwana Team for current information.