

\$479,900 - 11 Falsby Way Ne, Calgary

MLS® #A2266852

\$479,900

4 Bedroom, 2.00 Bathroom, 889 sqft

Residential on 0.07 Acres

Falconridge, Calgary, Alberta

Welcome to this beautifully maintained semi detached bi-level home, perfectly situated on a quiet street close to schools, shopping, daycare, and Calgary transit.

The main floor features bright, open living spaces with laminate flooring throughoutâ€”no carpet anywhere! The kitchen has been renovated recently with new cabinets. The appliances in the kitchen including - refrigerator, stove and microwave are upgraded too. Both bedrooms are spacious and filled with natural light. The third bedroom is currently being used as a laundry area but can easily be converted back, offering flexibility for a potential three-bedroom main floor layout.

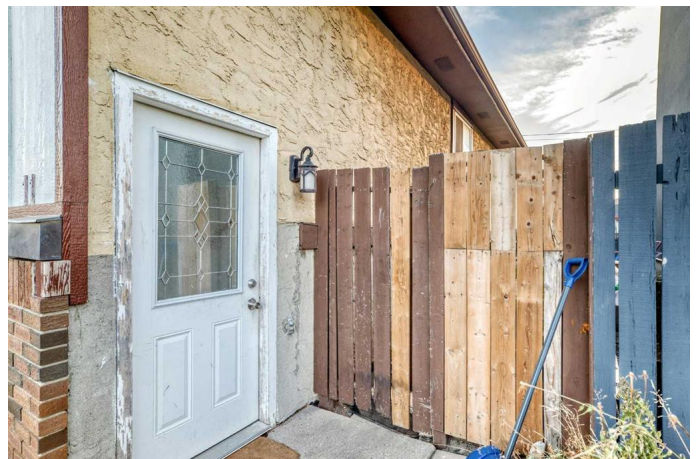
The basement illegal suite includes a bedroom, kitchen, laundry area, flex room, and a separate exterior entranceâ€”ideal for extended family or guest space.

Step outside to a large deck and private backyardâ€”perfect for relaxing or entertaining outdoors. Thereâ€™s also rear parking that can easily be converted into a double-car garage if desired.

Conveniently located near multiple schools, grocery stores, eateries, and shopping plazas, this property combines comfort, versatility, and a prime locationâ€”all in one!

Built in 1979

Essential Information



MLS® #	A2266852
Price	\$479,900
Bedrooms	4
Bathrooms	2.00
Full Baths	2
Square Footage	889
Acres	0.07
Year Built	1979
Type	Residential
Sub-Type	Semi Detached
Style	Side by Side, Bi-Level
Status	Active

Community Information

Address	11 Falsby Way Ne
Subdivision	Falconridge
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3J 3A2

Amenities

Parking Spaces	2
Parking	Off Street

Interior

Interior Features	Granite Counters
Appliances	Dryer, Electric Stove, Microwave, Range Hood, Refrigerator, Washer, Washer/Dryer Stacked
Heating	Forced Air
Cooling	None
Has Basement	Yes
Basement	Full

Exterior

Exterior Features	Private Yard
Lot Description	Rectangular Lot
Roof	Asphalt Shingle
Construction	Stucco, Wood Frame

Foundation Poured Concrete

Additional Information

Date Listed October 25th, 2025
Days on Market 3
Zoning R-CG

Listing Details

Listing Office RE/MAX House of Real Estate

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