

# \$575,000 - 23 Falsby Place Ne, Calgary

MLS® #A2250695

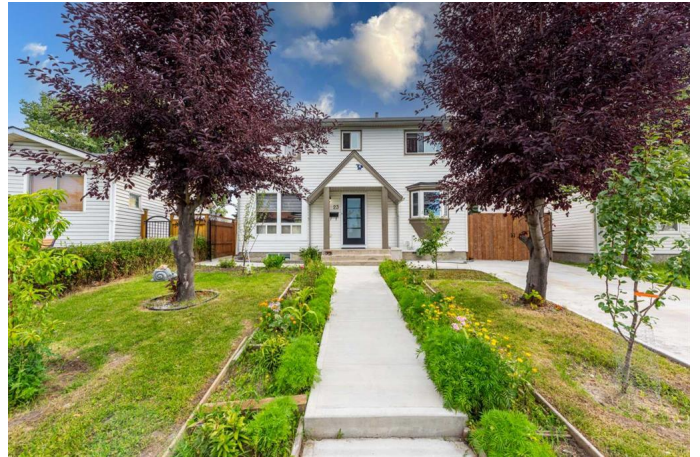
## \$575,000

3 Bedroom, 3.00 Bathroom, 1,219 sqft

Residential on 0.12 Acres

Falconridge, Calgary, Alberta

Welcome to your dream home in the heart of Falconridge, one of NE Calgary's most sought-after communities. Fully renovated and move-in ready, this air-conditioned home offers the perfect blend of comfort, style, and practicality. Featuring three spacious bedrooms and 2.5 bathrooms, the home is designed with family living in mind. Beautiful new vinyl plank flooring flows throughout, adding both durability and modern appeal. The fully finished basement provides even more living space, complete with a large recreation room, a full bathroom, and a storage area. A newer furnace, installed just a few months ago, ensures efficiency and peace of mind. The brand-new kitchen is a highlight, boasting a range hood, fridge, stove, dishwasher, microwave, updated sink taps, fresh tile work, and a generous eating area – perfect for family meals and entertaining. Step outside and enjoy the oversized deck, a spacious backyard with a newer fire pit, and plenty of room for gatherings or quiet relaxation. Additional updates, including a new roof, paved driveway, and sidewalks, enhance both comfort and curb appeal. Bonus Opportunity: This home sits on a rare, oversized pie-shaped lot, offering the potential to build a 775 sq.ft. legal backyard suite above the garage – plans and permits are already in place, giving you flexibility for future income or extended family living. The location is equally impressive – just steps from markets, parks, schools, and public



transportation. Hospitals and downtown Calgary are within a short drive. For those who love the outdoors, nearby pathways, parks, and athletic facilities provide endless opportunities to stay active and connected. This home is more than just a place to live – it’s a space designed to elevate your lifestyle, offering warmth, convenience, and community. Move-in ready and waiting for you!

Built in 1980

**Essential Information**

MLS® #	A2250695
Price	\$575,000
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,219
Acres	0.12
Year Built	1980
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

**Community Information**

Address	23 Falsby Place Ne
Subdivision	Falconridge
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3J 1B9

**Amenities**

Parking Spaces	4
Parking	Double Garage Detached, Parking Pad, RV Access/Parking
# of Garages	2

## Interior

Interior Features	Granite Counters, No Animal Home, No Smoking Home
Appliances	Built-In Oven, Central Air Conditioner, Dishwasher, Dryer, Electric Cooktop, Garage Control(s), Range Hood, Refrigerator, Washer, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Basement, Electric, Mantle, Stone
Has Basement	Yes
Basement	Finished, Full

## Exterior

Exterior Features	Fire Pit, Playground
Lot Description	Back Lane, Back Yard, Cul-De-Sac, Front Yard, Landscaped, Pie Shaped Lot, Private, See Remarks, Treed
Roof	Asphalt Shingle
Construction	Concrete, Vinyl Siding, Wood Frame, Post & Beam
Foundation	Poured Concrete

## Additional Information

Date Listed	August 22nd, 2025
Zoning	R-CG

## Listing Details

Listing Office	URBAN-REALTY.ca
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