

**124 Falwood Crescent NE**  
**Calgary, Alberta**

**MLS # A2279618**



**\$399,000**

|                  |                                |               |                   |
|------------------|--------------------------------|---------------|-------------------|
| <b>Division:</b> | Falconridge                    |               |                   |
| <b>Type:</b>     | Residential/House              |               |                   |
| <b>Style:</b>    | 4 Level Split                  |               |                   |
| <b>Size:</b>     | 7,547 sq.ft.                   | <b>Age:</b>   | 1980 (46 yrs old) |
| <b>Beds:</b>     | 3                              | <b>Baths:</b> | 2                 |
| <b>Garage:</b>   | Stall                          |               |                   |
| <b>Lot Size:</b> | 0.07 Acre                      |               |                   |
| <b>Lot Feat:</b> | Back Lane, City Lot, Few Trees |               |                   |

|                    |                                                 |                   |      |
|--------------------|-------------------------------------------------|-------------------|------|
| <b>Heating:</b>    | Central                                         | <b>Water:</b>     | -    |
| <b>Floors:</b>     | Laminate, Vinyl                                 | <b>Sewer:</b>     | -    |
| <b>Roof:</b>       | Asphalt Shingle                                 | <b>Condo Fee:</b> | -    |
| <b>Basement:</b>   | Full                                            | <b>LLD:</b>       | -    |
| <b>Exterior:</b>   | Vinyl Siding, Wood Frame                        | <b>Zoning:</b>    | R-CG |
| <b>Foundation:</b> | Poured Concrete                                 | <b>Utilities:</b> | -    |
| <b>Features:</b>   | No Animal Home, No Smoking Home, Open Floorplan |                   |      |

**Inclusions:** N/A

Welcome to this beautifully maintained four-level split, Nestled in a family friendly community, you will be just steps away from 2 public schools, dog park and playgrounds, thoughtfully upgraded and truly move-in ready. Recent improvements include a few new windows, new flooring in the kitchen area, new paint, offering peace of mind for years to come. The main level showcases a sun-filled, south-facing living room accented by an elegant bay window, seamlessly flowing into the well-appointed kitchen and adjacent dining area—ideal for both everyday living and entertaining. The upper level is highlighted by a generous primary retreat featuring his-and-hers closets, a four-piece ensuite, and patio doors opening to a private deck, perfect for morning coffee or evening relaxation. Two additional bedrooms and a full bathroom are located on the lower level, providing excellent flexibility for family, guests, or a home office. The basement completes the home with a comfortable recreation room, along with dedicated mechanical, laundry, and storage spaces. Additional comforts include central air conditioning. Ideally situated within walking distance to Falconridge Elementary School, Terry Fox Junior High School, transit, and shopping, this home offers both convenience and lifestyle in a well-established community.