



## 26 Falwood Crescent Calgary Alberta

\$499,000

BEAUTIFULLY UPDATED Falconridge bungalow across from school park and with separate illegal basement suite! OPEN HOUSE Saturday 11-1 ... come by for a visit as this one won't last! MAIN FLOOR features living room with wood burning fireplace and large windows, kitchen with white cabinets, butcher block countertops & stainless steel appliances, and spacious dining nook. Two bedrooms, full bathroom, and stacked laundry complete this level. BASEMENT is well appointed and features open concept living room, second kitchen, second set of laundry, full bathroom, bedroom and study. SOUTH EXPOSURE BACK YARD is fully fenced and features mature vegetation. FANTASTIC LOCATION in family neighbourhood on quiet street across from school yard, close to shopping and amenities, and with easy access to Stoney Trail and Mcknight Blvd. RECENT UPDATES - new paint (2025), new vinyl plank & carpet (2025), newer kitchen appliances (2020-2025), roof (2014), windows (2019), new paint exterior (2024). (id:6769)

4pc Bathroom 4.92 Ft x 7.92 Ft

Bedroom 9.58 Ft x 10.33 Ft

Den 7.08 Ft x 7.92 Ft

Other 12.00 Ft x 13.75 Ft

Family room 12.83 Ft x 13.25 Ft

Laundry room 8.00 Ft x 9.50 Ft

Other 4.25 Ft x 5.17 Ft

Kitchen 9.67 Ft x 10.75 Ft

Dining room 7.92 Ft x 9.67 Ft

Living room 12.67 Ft x 14.42 Ft

Primary Bedroom 10.17 Ft x 12.75 Ft

Bedroom 8.83 Ft x 10.17 Ft

Laundry room 2.33 Ft x 3.75 Ft

4pc Bathroom 4.92 Ft x 6.83 Ft

Listing Presented By:



Originally Listed by:  
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**Real Estate Professionals Inc.**

202, 5403 CROWCHILD TRAIL  
N.W., Calgary, AB, T3B4Z1

Phone: 403-547-4102  
cm.mackenzie@shaw.ca