

# \$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

**\*\*\*OPEN HOUSE ON SATURDAY AUGUST 30TH 12-3PM\*\*\*** 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, Post & Beam, Vinyl Siding, Wood Frame  
Foundation Poured Concrete

## Additional Information

Date Listed August 22nd, 2025  
Days on Market 27  
Zoning R-CG

## Listing Details

Listing Office URBAN-REALTY.ca

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