\$549,900 - 55 Falmere Way Ne, Calgary

MLS® #A2205241

\$549,900

4 Bedroom, 2.00 Bathroom, 1,160 sqft Residential on 0.06 Acres

Falconridge, Calgary, Alberta

Welcome to this beautifully-maintained and fully finished two-storey home, ideally located on a quiet street in the highly sought-after community of Falconridge. Offering fantastic value and a long list of recent upgrades, this home is perfect for families or investors alike. Boasting over 1,700 sq ft of total living space, this property features a functional floor plan. The main floor welcomes you with a cozy living room, a formal dining area, and an updated kitchen with a bright breakfast nook. From here, step outside to your private backyard retreat, complete with a concrete patio, a gazebo, and access to a double detached garage.

Upstairs, you'll find three generously sized bedrooms, including a spacious primary bedroom, and a 4-piece bathroom to serve the upper level.

The fully developed basement offers great additional living space with a large family room, a fourth bedroom, a second 4-piece bathroom, and dedicated laundry space.

Recent Upgrades Include:

All new windows throughout (2023)

Hot water tank & furnace (2023)

Water softener and filtration system

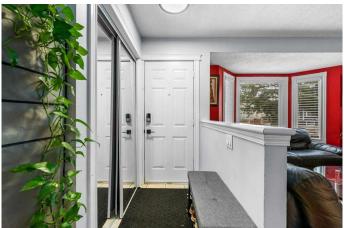
Front yard fencing

Backyard concrete patio & gazebo

New shingles scheduled for installation in April 2025

Conveniently located close to schools, shopping, parks, transit, and major roadways. Don't miss your opportunity to own this







move-in-ready home in one of Calgary's most established and connected neighbourhoods. Book your private showing today!

Built in 1988

Essential Information

MLS® # A2205241 Price \$549.900

Bedrooms 4

Bathrooms 2.00 Full Baths 2

Square Footage 1,160 Acres 0.06

Year Built 1988

Type Residential
Sub-Type Detached
Style 2 Storey

Status Active

Community Information

Address 55 Falmere Way Ne

Subdivision Falconridge

City Calgary
County Calgary
Province Alberta
Postal Code T3J 2Z2

Amenities

Parking Spaces 2

Parking Alley Access, Double Garage Detached, Garage Faces Rear

of Garages 2

Interior

Interior Features Granite Counters, No Smoking Home, Open Floorplan, Vinyl Windows

Appliances Dishwasher, Dryer, Electric Range, Garage Control(s), Microwave Hood

Fan, Refrigerator, Washer, Window Coverings

Heating Forced Air, Natural Gas

Cooling None

Has Basement Yes

Basement Finished, Full

Exterior

Exterior Features Private Entrance, Private Yard

Lot Description Back Lane, Back Yard, Front Yard, Landscaped, Rectangular Lot

Roof Asphalt Shingle

Construction Vinyl Siding, Wood Frame

Foundation Poured Concrete

Additional Information

Date Listed March 28th, 2025

Days on Market 36

Zoning R-CG

Listing Details

Listing Office eXp Realty

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