\$489,000 - 56 Falmead Road Ne, Calgary

MLS® #A2244446

\$489,000

4 Bedroom, 2.00 Bathroom, 863 sqft Residential on 0.10 Acres

Falconridge, Calgary, Alberta

Investor Alert & First-Time Buyer Gem!

Welcome to 56 Falmead Road NE â€" a beautifully renovated 4-bedroom bi-level home in the heart of Falconridge, one of Calgary's most vibrant and family-friendly communities. Whether you're entering the market or expanding your portfolio, this turnkey property offers unbeatable value and versatility.

The main level welcomes you with a bright, open-concept living space featuring knockdown ceilings, pot lights, and large windows that flood the home with natural light. The updated kitchen is a showstopper with quartz countertops, stainless steel appliances, and soft-close cabinetry â€" combining style and functionality for everyday living. Enjoy the convenience of main floor laundry and three generous bedrooms, including a primary suite with direct access to a two-tiered backyard deck â€" the perfect spot for morning coffee or evening unwinding.

Downstairs, the illegal 1-bedroom suite has its own separate entrance and includes a full kitchen, private laundry, a comfortable living room, a well-sized bedroom with walk-in closet, and a full bathroom. Whether you're accommodating extended family or looking for rental income potential, this thoughtfully designed lower level is a major bonus.







Key upgrades include:

New roof (2022)

Newer furnace and hot water tank (2018)

Updated fascia and finishes throughout

The fully fenced backyard offers plenty of space for kids, pets, or weekend barbecues, with a large deck and a storage shed for added convenience.

Centrally located near schools, parks, shopping, and transit, this home puts everything you need within easy reach.

Don't miss your chance to own a stylish, income-generating home in one of NE Calgary's most accessible neighborhoods. Book your private showing today!

Built in 1980

Essential Information

MLS® # A2244446
Price \$489,000
Bedrooms 4

Bathrooms 2.00 Full Baths 2

Square Footage 863
Acres 0.10
Year Built 1980

Type Residential
Sub-Type Detached
Style Bi-Level
Status Active

Community Information

Address 56 Falmead Road Ne

Subdivision Falconridge

City Calgary
County Calgary
Province Alberta
Postal Code t3j1g8

Amenities

Parking Spaces 2

Parking Off Street, Parking Pad

Interior

Interior Features Quartz Counters, See Remarks, Separate Entrance

Appliances Dishwasher, Dryer, Electric Stove, Microwave, Microwave Hood Fan,

Range Hood, Refrigerator, Washer, Washer/Dryer, Electric Range

Heating Forced Air, Natural Gas

Cooling None
Has Basement Yes

Basement Finished, Full, Exterior Entry, Suite

Exterior

Exterior Features Private Yard, Storage

Lot Description Back Lane, Back Yard, Rectangular Lot

Roof Asphalt Shingle

Construction Wood Frame, Metal Siding

Foundation Poured Concrete

Additional Information

Date Listed July 31st, 2025

Days on Market 96

Zoning R-CG

Listing Details

Listing Office eXp Realty

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