

# \$514,900 - 5514 54 Street Ne, Calgary

MLS® #A2217007

**\$514,900**

4 Bedroom, 3.00 Bathroom, 1,127 sqft

Residential on 0.08 Acres

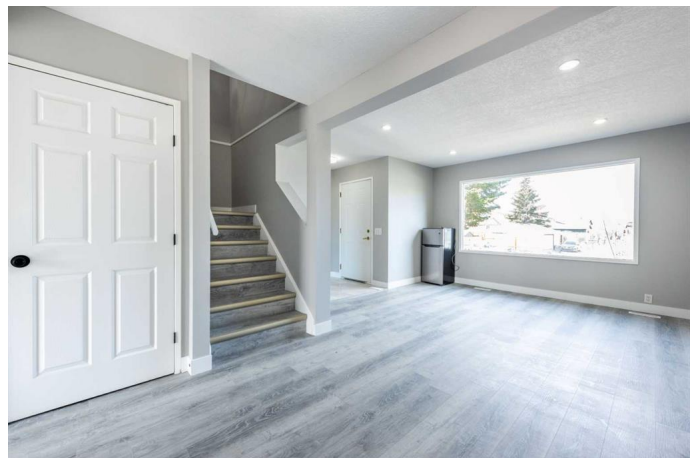
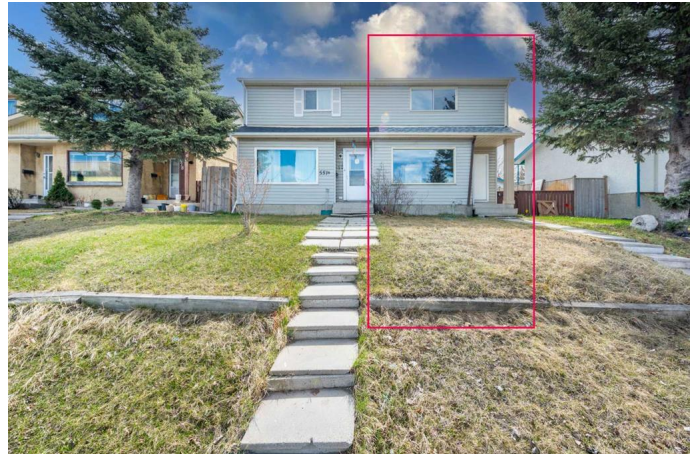
Falconridge, Calgary, Alberta

**\*\*Open house June 14 12-2 PM\*\*** Welcome to this fully renovated gem located in the heart of Falconridge, perfect for first-time buyers, investors, or newcomers to the city. Enjoy incredible convenience with Catholic and junior schools just steps away, along with nearby grocery stores, a commercial plaza, and excellent transit connections.

This home has been completely gutted and thoughtfully upgraded throughout. The upper floor features 3 spacious bedrooms and a modern full bathroom, while the main level offers a bright and inviting living room with large windows, dimmable lighting, and a stylish feature wall. The brand-new kitchen is designed to impress with quartz countertops, dual-tone cabinets, and a seamless flow for everyday living and entertaining. A convenient half bath completes the main level.

The property also includes a fully finished illegal basement suite with its own private entrance, 1 bedroom, a full bathroom, separate laundry, and an open living space â€” ideal for generating additional rental income or hosting extended family.. Currently rented for \$1000 + 40% Utilities.

Step outside to a newly built deck and manicured backyard, creating the perfect outdoor retreat for summer gatherings and relaxation.



With rental potential of \$2,500+ per month and move-in ready condition, this home is a fantastic opportunity in one of Calgary's most connected communities. Whether you're looking to invest or settle in, don't miss out on this one won't last long!

Built in 1979

### Essential Information

MLS® #	A2217007
Price	\$514,900
Bedrooms	4
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,127
Acres	0.08
Year Built	1979
Type	Residential
Sub-Type	Semi Detached
Style	2 Storey, Side by Side
Status	Active

### Community Information

Address	5514 54 Street Ne
Subdivision	Falconridge
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3J1C6

### Amenities

Parking Spaces	2
Parking	Off Street

### Interior

Interior Features	No Animal Home, No Smoking Home, Quartz Counters
Appliances	Dishwasher, Dryer, Electric Stove, Microwave, Refrigerator, Washer,

	Washer/Dryer
Heating	Forced Air, Natural Gas
Cooling	None
Has Basement	Yes
Basement	Exterior Entry, Full, Suite

## Exterior

Exterior Features	Other
Lot Description	Back Lane, Landscaped, Rectangular Lot
Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Frame
Foundation	Poured Concrete

## Additional Information

Date Listed	May 15th, 2025
Days on Market	32
Zoning	R-CG

## Listing Details

Listing Office	Creekside Realty
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