

\$599,900 - 57 Falmere Way Ne, Calgary

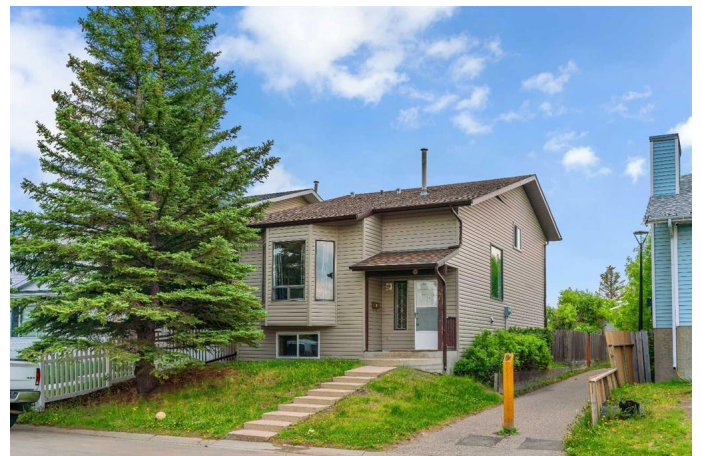
MLS® #A2227622

\$599,900

5 Bedroom, 3.00 Bathroom, 1,445 sqft
Residential on 0.07 Acres

Falconridge, Calgary, Alberta

Watch the video Open House: June 14th & 15th: 2:30pm - 4:30pm. Home Sweet Home! Fantastic Opportunity for all First Time Buyers & Investors! Spacious 4 Level Split (3RD LEVEL WALKOUT) Home with a 2 BED + 1 BATH LEGAL SUITE (New APPROVED) Situated in the heart of NE in the popular community of Falconridge with a world full of amenities at your door steps! OVER 1750 SQFT OF LIVING SPACE | 5 BEDROOMS | 2.5 BATHROOMS | SOUTH BACKYARD | 2 BED WALKOUT LEGAL SUITE | NEWER EXTERIOR | HIGH CEILINGS | EXCELLENT LOCATION. Recent Upgrades: Roof, Siding, Brand New Pot Lights, Brand New Basement Windows, Brand New Basement Bedroom Paint. Upon entrance, you'll be wowed by the vaulted ceilings in the living room and the bay windows - a great spot for your daily entertainment! The functional kitchen features QUARTZ Countertops and elegant oak cabinetry. Adjacent to the kitchen is the dining area with a big window, Walking up - level 2 offers 3 well appointed bedrooms, 1 full bathroom, and a 1/2 bath ensuite! The primary bedroom is spacious, along with a nice 2nd bedroom, and a 3rd kids bedroom or a work from home area. The third level is an amazing feature with direct access to the backyard! Excellent income potential for long term rentals or AIRBNB! Fully equipped with a kitchen with a great sized window, a spacious rec room, and the common laundry area with a private door. Downstairs includes new painted 2



bedrooms with OVERSIZED WINDOWS. The SOUTH BACKYARD is a great spot for all families to enjoy their summers. It also has an additional parking pad as well. Excellent 10/10 location - minutes away from schools, parks, playgrounds, LRT Station, Shopping complex, restaurants, and easy access to Downtown. This home won't disappoint you!

Built in 1987

Essential Information

| | |
|----------------|---------------|
| MLS® # | A2227622 |
| Price | \$599,900 |
| Bedrooms | 5 |
| Bathrooms | 3.00 |
| Full Baths | 2 |
| Half Baths | 1 |
| Square Footage | 1,445 |
| Acres | 0.07 |
| Year Built | 1987 |
| Type | Residential |
| Sub-Type | Detached |
| Style | 4 Level Split |
| Status | Active |

Community Information

| | |
|-------------|-------------------|
| Address | 57 Falmere Way Ne |
| Subdivision | Falconridge |
| City | Calgary |
| County | Calgary |
| Province | Alberta |
| Postal Code | T3J 2Z2 |

Amenities

| | |
|----------------|-------------------------|
| Parking Spaces | 2 |
| Parking | Off Street, Parking Pad |

Interior

| | |
|-------------------|---|
| Interior Features | Open Floorplan, Quartz Counters, See Remarks, Vaulted Ceiling(s) |
| Appliances | Dishwasher, Dryer, Range Hood, Refrigerator, Stove(s), Washer, Window Coverings |
| Heating | Forced Air |
| Cooling | None |
| Has Basement | Yes |
| Basement | Exterior Entry, Finished, Full, Suite, Walk-Out |

Exterior

| | |
|-------------------|----------------------|
| Exterior Features | Other |
| Lot Description | Back Lane, Back Yard |
| Roof | Shingle |
| Construction | Vinyl Siding |
| Foundation | Poured Concrete |

Additional Information

| | |
|----------------|----------------|
| Date Listed | June 4th, 2025 |
| Days on Market | 11 |
| Zoning | R-C2 |

Listing Details

| | |
|----------------|----------------------------------|
| Listing Office | Diamond Realty & Associates LTD. |
|----------------|----------------------------------|

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