\$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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