

# \$549,900 - 57 Falmere Way Ne, Calgary

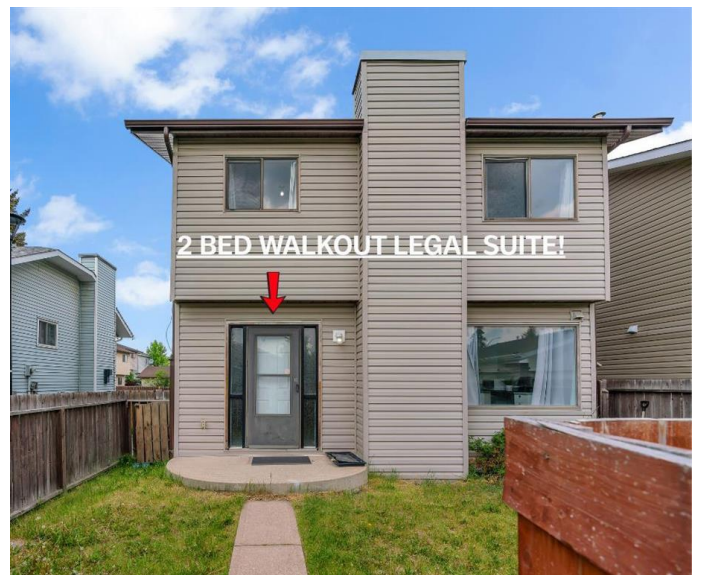
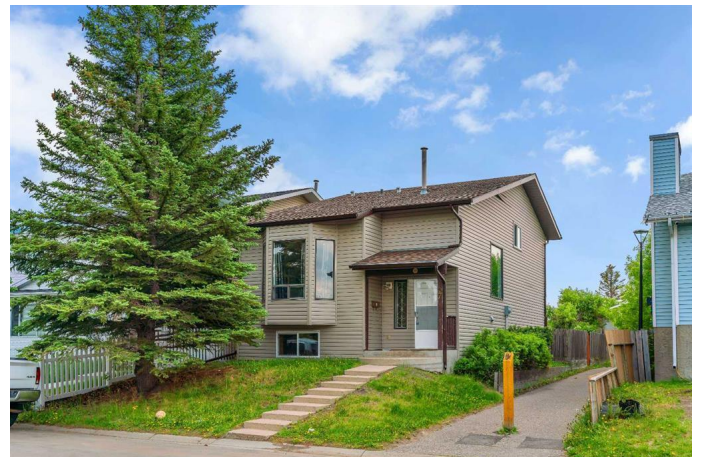
MLS® #A2236253

**\$549,900**

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

Falconridge, Calgary, Alberta

\*Watch the video\* Open House: Aug 2nd: 2:30 pm - 4:30pm. DEAL ALERT UNDER \$550k! 5 Bed Home including a 2 Bed Legal Suite! Home Sweet Home! Fantastic Opportunity for all First Time Buyers & Investors! Excellent rental value up to \$3000 - \$3400 per month! 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 including Mcknight train station and Saddletown station, Shopping complex, multiple grocery stores including Superstore and Safeway, restaurants, and easy access to Stoney Trail and Downtown. This home won't disappoint you!

Built in 1987

### **Essential Information**

MLS® #	A2236253
Price	\$549,900
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	Parking Pad, Off Street

### 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, Walk-Out, Suite

### Exterior

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

### Additional Information

Date Listed	July 2nd, 2025
Days on Market	54
Zoning	R-C2

### Listing Details

Listing Office	Diamond Realty & Associates LTD.
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