

# \$560,000 - 36 Falmere Way Ne, Calgary

MLS® #A2200402

**\$560,000**

5 Bedroom, 2.00 Bathroom, 811 sqft  
Residential on 0.07 Acres

Falconridge, Calgary, Alberta

Welcome to 36 Falmere Way, a fully renovated gem nestled in the mature and vibrant community of Falconridge. This stunning bi-level home features upgrades throughout, creating a fresh and inviting atmosphere ideal for first-time homebuyers and savvy investors alike.

The main level showcases a well-designed layout that includes three bedrooms and one full washroom, making it perfect for families or those who work from home. The heart of the home is the beautifully appointed kitchen, which features a striking waterfall island, elegant quartz countertops, and brand new high-quality stainless steel appliances. This delightful space is perfect for cooking and entertaining. Adjacent to the kitchen, the cozy living room invites relaxation, complete with a charming fireplace that adds warmth to the space. A stylish washroom with a walk-in shower enhances the convenience and comfort of the upper level. The separate stacked laundry completes the upper floor space.

Venturing downstairs, you'll discover a legal suite that opens up numerous possibilities. This space is ideal for generating rental income, accommodating extended family, or hosting guests. It features a small built-in desk space which provides an ideal spot for working or studying, making it easy to balance productivity with comfort, well-appointed



kitchen that also boasts quartz countertops, ensuring a modern and stylish cooking environment. A separate laundry area adds to the convenience of this lower level.

This home is packed with modern upgrades, including a brand new hot water tank, new windows that enhance energy efficiency, and new siding that gives the exterior a fresh look. The roof was replaced in 2022, providing peace of mind for years to come. The generous backyard offers ample space for outdoor activities, gardening, or entertaining, making it a perfect retreat for family gatherings or quiet evenings.

Located in the welcoming community of Falconridge, you'll enjoy easy access to a variety of amenities, parks, and schools, ensuring that everything you need is just a short distance away. Don't miss out on this incredible opportunity to own a beautifully renovated home that combines style, comfort, and practicality—schedule your viewing today! \*The Seller can build a garage at an additional cost if the buyer requires.\*  
\*Motivated Seller\*

Built in 1988

### **Essential Information**

MLS® #	A2200402
Price	\$560,000
Bedrooms	5
Bathrooms	2.00
Full Baths	2
Square Footage	811
Acres	0.07
Year Built	1988
Type	Residential
Sub-Type	Detached

Style	Bi-Level
Status	Active

### **Community Information**

Address	36 Falmere Way Ne
Subdivision	Falconridge
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3J 2Z1

### **Amenities**

Parking Spaces	1
Parking	Parking Pad, Alley Access, Off Street

### **Interior**

Interior Features	Kitchen Island, No Animal Home, No Smoking Home, Quartz Counters
Appliances	Dishwasher, Dryer, Microwave Hood Fan, Range Hood, Refrigerator, Stove(s), Washer, Washer/Dryer Stacked
Heating	Forced Air
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Electric
Has Basement	Yes
Basement	Finished, Full, Suite

### **Exterior**

Exterior Features	Private Yard
Lot Description	Back Lane, Back Yard, Lawn, Rectangular Lot
Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Frame
Foundation	Wood

### **Additional Information**

Date Listed	March 7th, 2025
Days on Market	25
Zoning	R-CG

### **Listing Details**

Listing Office

Coldwell Banker Mountain Central

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