

# \$549,900 - 55 Falmere Way Ne, Calgary

MLS® #A2205241

**\$549,900**

4 Bedroom, 2.00 Bathroom, 1,160 sqft

Residential on 0.06 Acres

Falconridge, Calgary, Alberta

Welcome to this beautifully-maintained and fully finished two-storey home, ideally located on a quiet street in the highly sought-after community of Falconridge. Offering fantastic value and a long list of recent upgrades, this home is perfect for families or investors alike. Boasting over 1,700 sq ft of total living space, this property features a functional floor plan. The main floor welcomes you with a cozy living room, a formal dining area, and an updated kitchen with a bright breakfast nook. From here, step outside to your private backyard retreat, complete with a concrete patio, a gazebo, and access to a double detached garage.

Upstairs, you'll find three generously sized bedrooms, including a spacious primary bedroom, and a 4-piece bathroom to serve the upper level.

The fully developed basement offers great additional living space with a large family room, a fourth bedroom, a second 4-piece bathroom, and dedicated laundry space.

Recent Upgrades Include:

All new windows throughout (2023)

Hot water tank & furnace (2023)

Water softener and filtration system

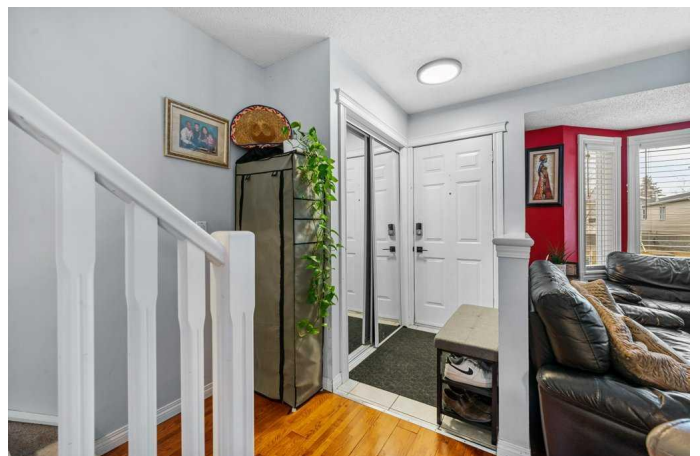
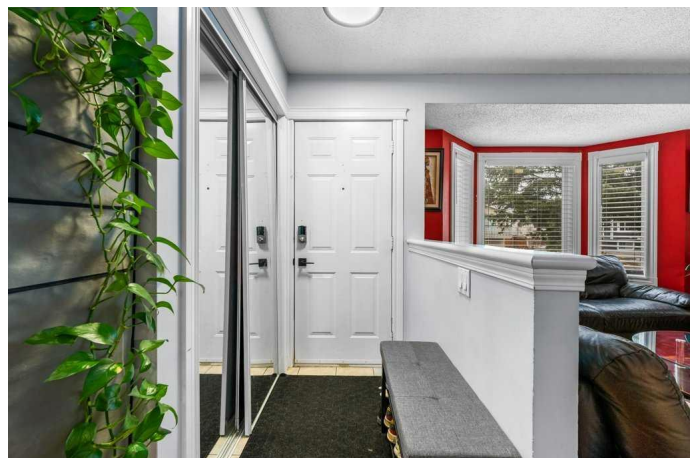
Front yard fencing

Backyard concrete patio & gazebo

New shingles scheduled for installation in April 2025

Conveniently located close to schools, shopping, parks, transit, and major roadways.

Don't miss your opportunity to own this



move-in-ready home in one of Calgary's most established and connected neighbourhoods. Book your private showing today!

Built in 1988

**Essential Information**

|                |             |
|----------------|-------------|
| MLS® #         | A2205241    |
| Price          | \$549,900   |
| Bedrooms       | 4           |
| Bathrooms      | 2.00        |
| Full Baths     | 2           |
| Square Footage | 1,160       |
| Acres          | 0.06        |
| Year Built     | 1988        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | 2 Storey    |
| Status         | Active      |

**Community Information**

|             |                   |
|-------------|-------------------|
| Address     | 55 Falmere Way Ne |
| Subdivision | Falconridge       |
| City        | Calgary           |
| County      | Calgary           |
| Province    | Alberta           |
| Postal Code | T3J 2Z2           |

**Amenities**

|                |                                                         |
|----------------|---------------------------------------------------------|
| Parking Spaces | 2                                                       |
| Parking        | Alley Access, Double Garage Detached, Garage Faces Rear |
| # of Garages   | 2                                                       |

**Interior**

|                   |                                                                                                                  |
|-------------------|------------------------------------------------------------------------------------------------------------------|
| Interior Features | Granite Counters, No Smoking Home, Open Floorplan, Vinyl Windows                                                 |
| Appliances        | Dishwasher, Dryer, Electric Range, Garage Control(s), Microwave Hood Fan, Refrigerator, Washer, Window Coverings |
| Heating           | Forced Air, Natural Gas                                                                                          |
| Cooling           | None                                                                                                             |

|              |                |
|--------------|----------------|
| Has Basement | Yes            |
| Basement     | Finished, Full |

## Exterior

|                   |                                                               |
|-------------------|---------------------------------------------------------------|
| Exterior Features | Private Entrance, Private Yard                                |
| Lot Description   | Back Lane, Back Yard, Front Yard, Landscaped, Rectangular Lot |
| Roof              | Asphalt Shingle                                               |
| Construction      | Vinyl Siding, Wood Frame                                      |
| Foundation        | Poured Concrete                                               |

## Additional Information

|                |                  |
|----------------|------------------|
| Date Listed    | March 28th, 2025 |
| Days on Market | 43               |
| Zoning         | R-CG             |

## Listing Details

|                |            |
|----------------|------------|
| Listing Office | eXp Realty |
|----------------|------------|

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