

# \$579,900 - 57 Falmere Way Ne, Calgary

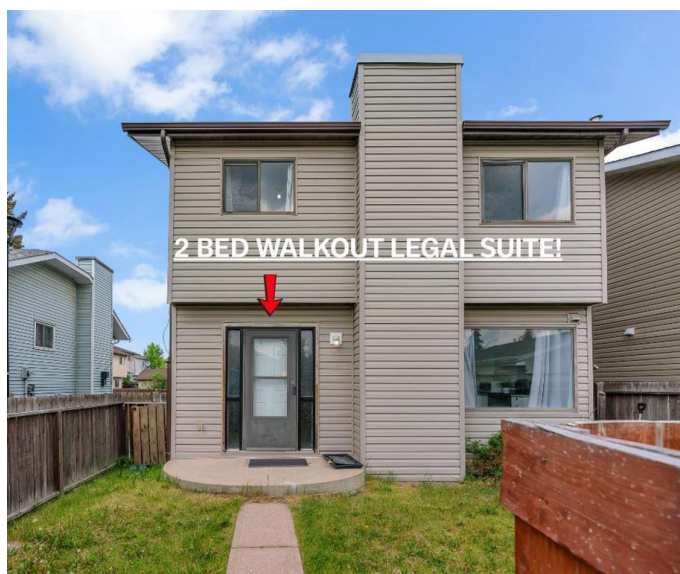
MLS® #A2236253

**\$579,900**

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

Falconridge, Calgary, Alberta

\*Watch the video\* Open House: July 6th:  
230pm - 430pm. 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)  
Situating 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® #	A2236253
Price	\$579,900
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	July 2nd, 2025
Days on Market	16
Zoning	R-C2

## Listing Details

Listing Office	Diamond Realty & Associates LTD.
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