

# \$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

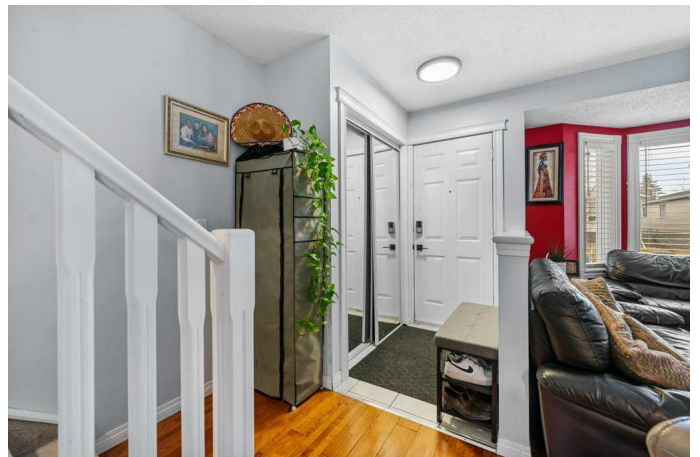
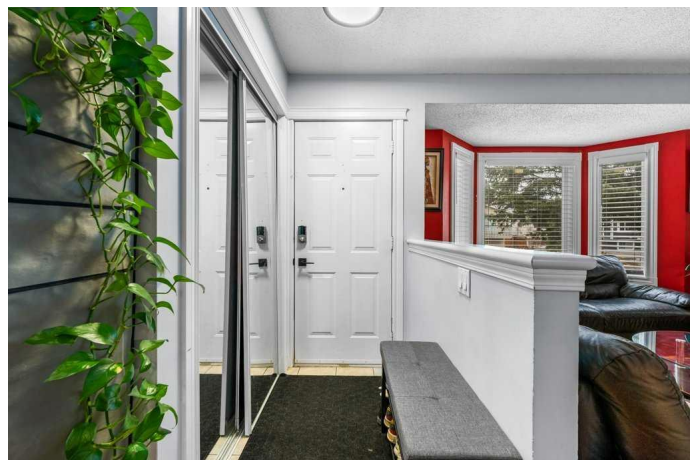
Front yard fencing

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	13
Zoning	R-CG

### **Listing Details**

Listing Office	eXp Realty
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