

\$389,000 - 105 Falmere Way Ne, Calgary

MLS® #A2086139

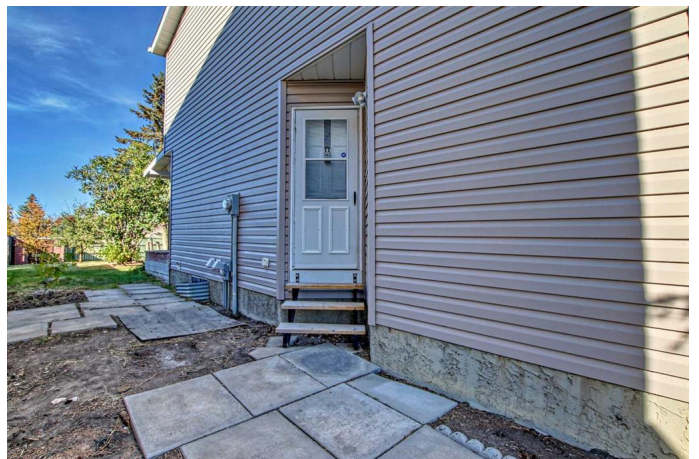
\$389,000

3 Bedroom, 1.00 Bathroom, 1,058 sqft

Residential on 0.09 Acres

Falconridge, Calgary, Alberta

They say "HONEY: STOP THE CAR" !!!! No exaggeration !!!! This property truly looks like a little show home inside!!!! If you are longing to find an affordable and move in ready place to call home that has been tastefully and freshly upgraded by the current long term owners, you have found it right here. Call it "HOME" now, before someone else does. This cute starter home pretty much offers the whole package. Brand new carpets, flooring, baseboards and paint. Upgraded switches, plugs and fixtures. Scrubbed and buffed throughout. The 4 piece bath boasts a brand new tub (with beautiful and tasteful tiling to boot), plus a new toilet and flooring. The awesome upgraded (and not inexpensively done) kitchen will "wow" you. The hardwood floors make the perfect accent to the beautiful cabinetry. Loads of drawers for storage plus a matching built in computer nook (home office space???). Roughed in plumbing in the unspoiled basement allowing for future development as required. A massive "almost football field sized" west facing rear yard. If that's not enough, it backs onto a green space. No neighbors behind. Siding, shingles and eavestroughs have all been recently replaced. Upgraded vinyl windows too. So much potential with this property. Built in Vacuum system and 2 fridges are also included. The old saying, "you snooze, you lose" holds true in this situation. Don't miss out on this opportunity !!!! Easy to show and easy to own....Bring your vision and create the perfect and private back yard oasis. Firepit



anyone? Hot tub anyone? Entertainers (lots of room for you to entertain friends and family). Put it on your list of "must see"...

Built in 1988

Essential Information

MLS® #	A2086139
Price	\$389,000
Sold Price	\$400,000
Bedrooms	3
Bathrooms	1.00
Full Baths	1
Square Footage	1,058
Acres	0.09
Year Built	1988
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Sold

Community Information

Address	105 Falmere Way Ne
Subdivision	Falconridge
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3J 2Y5

Amenities

Parking Spaces	2
Parking	Off Street, Parking Pad

Interior

Interior Features	Ceiling Fan(s), Central Vacuum, Storage, Vinyl Windows
Appliances	Dishwasher, Dryer, Electric Stove, Microwave Hood Fan, Refrigerator, Washer
Heating	Forced Air
Cooling	None

Fireplaces	None
Has Basement	Yes
Basement	Full, Unfinished

Exterior

Exterior Features	Awning(s)
Lot Description	Back Yard, Backs on to Park/Green Space, Front Yard, Greenbelt, No Neighbours Behind, Landscaped, Rectangular Lot
Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	October 6th, 2023
Date Sold	October 23rd, 2023
Days on Market	17
Zoning	R-C2
HOA Fees	0.00

Listing Details

Listing Office	REAL ESTATE PROFESSIONALS INC.
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