

\$499,900 - 44 Falmere Court Ne, Calgary

MLS® #A2108865

\$499,900

3 Bedroom, 3.00 Bathroom, 935 sqft

Residential on 0.10 Acres

Falconridge, Calgary, Alberta

OPEN HOUSE SATURDAY MARCH 2nd, 2-4pm and SUNDAY MARCH 3rd, 1-3pm. Discover the charm of this cozy bi-level home, perfectly positioned at the end of a peaceful cul-de-sac. With its great location, you're just a short walk from shopping and bus routes, and a quick drive to the airport. Highlights include a main floor half-bath, a primary bedroom with a 4-piece ensuite, plus two more bedrooms, and additional living space in the finished basement, currently set up as an illegal suite, offering versatility for your living arrangements. Excellent set-up with separate laundry and a separate walk-up entrance to the basement! The spacious living area is perfect for gatherings, extending to a large deck for outdoor enjoyment. Plenty of storage upstairs, in the huge utility room and under the deck. Recent updates feature new flooring and window treatments from 2021, as well as new carpet in the basement, new baseboards, new interior doors and newer windows (not all) from 2021, complemented by new roofing and vinyl siding from 2020. Boasting ample RV parking, a landscaped yard, a storage shed, and alluring curb appeal, this home is a welcoming retreat. Schedule your viewing today to see all it has to offer.

Built in 1983

Essential Information

MLS® #

A2108865



Price	\$499,900
Sold Price	\$479,000
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	935
Acres	0.10
Year Built	1983
Type	Residential
Sub-Type	Detached
Style	Bi-Level
Status	Sold

Community Information

Address	44 Falmere Court Ne
Subdivision	Falconridge
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3J2Z7

Amenities

Parking Spaces	2
Parking	Alley Access, Off Street, On Street, RV Access/Parking

Interior

Interior Features	Central Vacuum, No Animal Home, No Smoking Home
Appliances	Dishwasher, Dryer, Electric Stove, Microwave, Range Hood, Refrigerator, Washer, Window Coverings
Heating	Forced Air
Cooling	None
Has Basement	Yes
Basement	Separate/Exterior Entry, Finished, Full, Suite, Walk-Up To Grade

Exterior

Exterior Features	Private Yard, Storage
Lot Description	Back Lane, Cul-De-Sac
Roof	Asphalt Shingle

Construction	Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	February 27th, 2024
Date Sold	March 3rd, 2024
Days on Market	5
Zoning	R-C1
HOA Fees	0.00

Listing Details

Listing Office	CIR Realty
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