

\$450,000 - 107 Falmere Way Ne, Calgary

MLS® #A2118204

\$450,000

3 Bedroom, 2.00 Bathroom, 1,057 sqft

Residential on 0.09 Acres

Falconridge, Calgary, Alberta

Spacious HOME FOR SALE!, AFFORDABLE PRICE , No-CONDO Living "Step into your future home sweet home! Situated on a generous lot, this property offers the exciting potential to add a backyard suite (subject to approval of a City of Calgary building permit). Enjoy the natural light that floods through the brand NEW WINDOWS for WHOLE HOUSE and the charm of a NEW FRENCH DOOR that opens onto the deck. In addition to the recent window upgrades, the SIDING and ROOF have been REPLACED post the last hail storm. Step outside to discover the HUGE DECK, FIRE PIT, SHED, PORTABLE CAR SHELTER , and SWINGS for the kids – all included with the property to enhance your outdoor living experience. Inside, the KITCHEN has been transformed with sleek QUARTZCOUNTERTOPS with NEW CABINETS , while the main level boasts new luxury vinyl flooring. The FULLY FINISHED BASEMENT provides extra space for your lifestyle needs. The UPSTAIRS BATHROOM has been elegantly REMODELED with a STANDING SHOWER , and window rods and curtains are included throughout the home. Retreat to the PRIMARY BEDROOM with its generous WALK-IN CLOSET, and find two additional bedrooms upstairs for added convenience. Located NEAR various AMENITIES such as grocery stores, restaurants, cafes, and parks, this home offers the ideal blend of comfort and convenience. Nearby schools include Grant MacEwan



School (Elementary), Terry Fox School (Junior High), and Nelson Mandela High School (High School), making this location perfect for families. Don't miss out on the chance to make this wonderful property your new home!"

Built in 1988

Essential Information

MLS® #	A2118204
Price	\$450,000
Sold Price	\$455,000
Bedrooms	3
Bathrooms	2.00
Full Baths	2
Square Footage	1,057
Acres	0.09
Year Built	1988
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Sold

Community Information

Address	107 Falmere Way Ne
Subdivision	Falconridge
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3J 2Y5

Amenities

Parking	Off Street
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Interior

Interior Features	Quartz Counters, Vinyl Windows, Walk-In Closet(s)
Appliances	Dishwasher, Electric Range, Gas Water Heater, Range Hood, Refrigerator, Washer/Dryer
Heating	Central, Mid Efficiency, Natural Gas

Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	Private Yard
Lot Description	Back Yard, Other, Rectangular Lot, Zero Lot Line
Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	March 28th, 2024
Date Sold	April 12th, 2024
Days on Market	15
Zoning	R-C2
HOA Fees	0.00

Listing Details

Listing Office	eXp Realty
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