

\$530,000 - 88 Falmead Road Ne, Calgary

MLS® #A2127070

\$530,000

4 Bedroom, 2.00 Bathroom, 885 sqft

Residential on 0.09 Acres

Falconridge, Calgary, Alberta

This bi-level home is perfect for families or investors. Spacious and well-equipped home in the sought-after community of Falconridge. The immense living area with a large window offers a great view outside, complemented by a kitchen featuring stainless steel appliances and a dining area. On the upper floor, there are two good-sized bedrooms, a full bathroom, separate laundry facilities, and access to a deck, providing a comfortable living space. The property's layout, with separate living spaces on each floor and two completely separate laundry facilities, makes it suitable for various living arrangements, including living upstairs and renting out the basement—a feature particularly appealing to investors or first-time buyers looking for additional income potential. Moreover, recent updates such as new flooring, fresh paint, and a new kitchen on the main level enhance the property's appeal and value. The basement, designated as a legal suite, features a finished full bathroom, two large bedrooms, a spacious family area with an open-concept kitchen, and its own separate laundry facilities, offering a comfortable and functional living space for occupants. Outside, the property boasts a double car concrete parking pad with a carport, ideal for parking convenience. The deck is highlighted as a perfect spot for gatherings and BBQs, overlooking a rectangular lot that opens next to a basketball court, walking trail, and school, making it an attractive location for families and outdoor



enthusiasts. With amenities like Terry Fox School within walking distance and the surrounding green space and trees creating a tranquil atmosphere, this property presents an enticing opportunity for buyers seeking a well-appointed home in a desirable neighborhood. call your favorite Realtor for showing.

Built in 1980

Essential Information

MLS® #	A2127070
Price	\$530,000
Sold Price	\$560,000
Bedrooms	4
Bathrooms	2.00
Full Baths	2
Square Footage	885
Acres	0.09
Year Built	1980
Type	Residential
Sub-Type	Detached
Style	Bi-Level
Status	Sold

Community Information

Address	88 Falmead Road Ne
Subdivision	Falconridge
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3J 1G8

Amenities

Parking Spaces	5
Parking	Carport, Off Street, Parking Pad

Interior

Interior Features	No Animal Home, No Smoking
Appliances	Dishwasher, Dryer, Elec Combination, Refrigerator, W
Heating	High Efficiency
Cooling	None
Has Basement	Yes
Basement	Full, Suite

Exterior

Exterior Features	Other
Lot Description	Back Yard, Backs on to Park Behind, Many Trees
Roof	Asphalt Shingle
Construction	Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	May 2nd, 2024
Date Sold	May 4th, 2024
Days on Market	2
Zoning	R-C1
HOA Fees	0.00

Listing Details

Listing Office	CIR Realty
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