

# \$559,900 - 375 Falmere Road Ne, Calgary

MLS® #A2131613

**\$559,900**

3 Bedroom, 2.00 Bathroom, 1,235 sqft

Residential on 0.08 Acres

Falconridge, Calgary, Alberta

Welcome to this beautiful house built on a huge lot in very beautiful community of Falconridge. This home offers numerous upgrades & features which include stucco exterior, LVP flooring, knock-down ceilings, granite kitchen counter tops, kitchen cabinets, stainless steel appliances 3 bedrooms, big deck in a fully fenced backyard ideal for your summer activities with a double detached garage. Main level offers a living room, 2P bathroom, Dining room and Kitchen. On the upper floor you will find Primary bedroom, 2 other bedrooms and 4P washroom. The lower level offers a good size family room, & laundry/storage room. This house is close to Schools, bus stops, grocery stores, playground and Genesis Centre. Don't miss on this exclusive and rare opportunity to call this dreamy home yours.

Built in 1983

## Essential Information

|                |           |
|----------------|-----------|
| MLS® #         | A2131613  |
| Price          | \$559,900 |
| Sold Price     | \$546,500 |
| Bedrooms       | 3         |
| Bathrooms      | 2.00      |
| Full Baths     | 1         |
| Half Baths     | 1         |
| Square Footage | 1,235     |



|            |             |
|------------|-------------|
| Acres      | 0.08        |
| Year Built | 1983        |
| Type       | Residential |
| Sub-Type   | Detached    |
| Style      | 2 Storey    |
| Status     | Sold        |

### Community Information

|             |                     |
|-------------|---------------------|
| Address     | 375 Falmere Road Ne |
| Subdivision | Falconridge         |
| City        | Calgary             |
| County      | Calgary             |
| Province    | Alberta             |
| Postal Code | T3J 2Z5             |

### Amenities

|                |                        |
|----------------|------------------------|
| Parking Spaces | 2                      |
| Parking        | Double Garage Detached |

### Interior

|                   |                                                                                |
|-------------------|--------------------------------------------------------------------------------|
| Interior Features | Granite Counters, No Animal Home, No Smoking Home                              |
| Appliances        | Dishwasher, Dryer, Electric Stove, Microwave, Range Hood, Refrigerator, Washer |
| Heating           | Forced Air                                                                     |
| Cooling           | None                                                                           |
| Has Basement      | Yes                                                                            |
| Basement          | Finished, Full                                                                 |

### Exterior

|                   |                       |
|-------------------|-----------------------|
| Exterior Features | Private Yard          |
| Lot Description   | Back Lane, Front Yard |
| Roof              | Asphalt Shingle       |
| Construction      | Stucco, Wood Frame    |
| Foundation        | Poured Concrete       |

### Additional Information

|                |                |
|----------------|----------------|
| Date Listed    | May 14th, 2024 |
| Date Sold      | June 1st, 2024 |
| Days on Market | 18             |

|          |      |
|----------|------|
| Zoning   | R-C1 |
| HOA Fees | 0.00 |

## Listing Details

|                |                  |
|----------------|------------------|
| Listing Office | Five Star Realty |
|----------------|------------------|

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