

\$559,900 - 40 Falmere Court Ne, Calgary

MLS® #A2143675

\$559,900

5 Bedroom, 3.00 Bathroom, 1,058 sqft
Residential on 0.10 Acres

Falconridge, Calgary, Alberta

Welcome to this stunning bi-level home located in the desirable community of Falconridge. Offering 2,000 SQFT of developed living space, this property provides both comfort and functionality, making it ideal for first-time homebuyers or investors looking for extra rental revenue through the illegal basement suite.

As you enter the main level, you'll be greeted by a spacious and open living room, perfect for family gatherings and entertaining guests. The updated kitchen features modern stainless steel appliances, elegant tile flooring, and ample cabinetry for all your storage needs. A beautifully updated 3-piece bathroom serves the main level, ensuring convenience for guests and family alike. The primary bedroom is generously sized and comes with a private 2-piece ensuite. Two additional bedrooms on the main level provide plenty of space for a growing family or a home office setup.

The fully developed basement extends the living space with two more sizable bedrooms and an updated 4-piece bathroom. The basement kitchen and rec area add versatility, making it easy to accommodate extended family or generate rental income. The well-appointed laundry room also includes ample storage space to keep everything organized.

This home has seen several recent upgrades,



including newer windows, a newer roof, and updated deck and fence.

Outside, the property features a low-maintenance yard that's perfect for summer barbecues or simply relaxing in the sun. The home also includes a bricked driveway with ample parking space.

Located just minutes away from schools, shopping centers, public transit, and the airport, this home offers unparalleled convenience. Quick access to major highways means you're never far from all that Calgary has to offer. This is the perfect home for first-time homebuyers looking for a family-friendly community or investors seeking a valuable addition to their portfolio. Don't miss this incredible opportunity to make this home yours. Book your private showing today and experience all the charm and convenience this property has to offer!

Built in 1984

Essential Information

MLS® #	A2143675
Price	\$559,900
Sold Price	\$559,900
Bedrooms	5
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,058
Acres	0.10
Year Built	1984
Type	Residential
Sub-Type	Detached
Style	Bi-Level
Status	Sold

Community Information

Address	40 Falmere Court Ne
Subdivision	Falconridge
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3J 2Z7

Amenities

Parking Spaces	4
Parking	Off Street, Parking Pad

Interior

Interior Features	No Animal Home, No Smoking Home, Quartz Counters
Appliances	Dishwasher, Dryer, Electric Range, Range Hood, Refrigerator, Washer, Window Coverings
Heating	Forced Air
Cooling	None
Has Basement	Yes
Basement	Finished, Full, Suite

Exterior

Exterior Features	Other, Private Yard
Lot Description	Back Lane, Back Yard, Cul-De-Sac, Front Yard, Low Maintenance Landscape
Roof	Asphalt Shingle
Construction	Brick, Stucco, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	June 22nd, 2024
Date Sold	July 17th, 2024
Days on Market	25
Zoning	R-C1
HOA Fees	0.00

Listing Details

Listing Office	Century 21 Bravo Realty
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