

\$499,000 - 118 Falmere Way Ne, Calgary

MLS® #A2156636

\$499,000

4 Bedroom, 4.00 Bathroom, 1,123 sqft

Residential on 0.07 Acres

Falconridge, Calgary, Alberta

Welcome to 118 Falmere Way! Fully finished home with a LEGAL BASEMENT SUITE. This home offers updated fixtures, flooring, newer furnace, roof and siding as well all in the family neighbourhood of Falconridge. This property is a great opportunity for an investor or a first time home buyer. As you enter the home you are greeted with an open concept living room and dining area. This space is bright with natural light and neutral colors. You have a convenient half bath right off the dining area with a stylish barn door. The kitchen has been updated with stainless steel appliances, quartz counter tops and lots of cabinets. The back door leads out to your deck perfect for entertaining and relaxing. You can enjoy your yard with the your low maintenance landscaping. There is a paved parking pad for 2 parking spots and fully fenced yard. The legal separate entrance is located on the side of the house in the back yard. Laundry for the upstairs unit is located off the kitchen. Upstairs there is a primary suite with a 2 piece ensuite, 2 more well sized bedrooms and a full bathroom down the hall. The basement is completely finished with another full kitchen that has plenty of cabinets and storage. The family room has light colored vinyl plank floors. You have a large bedroom with a walk-in closet and 4 piece bathroom. The legal suite also has it's own laundry in the utility room. This property is located just minutes away from parks, schools, grocery stores and Castleridge Plaza making it a prime location



for a rental.

Built in 1986

Essential Information

MLS® #	A2156636
Price	\$499,000
Sold Price	\$552,944
Bedrooms	4
Bathrooms	4.00
Full Baths	2
Half Baths	2
Square Footage	1,123
Acres	0.07
Year Built	1986
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Sold

Community Information

Address	118 Falmere Way Ne
Subdivision	Falconridge
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3J 2Y4

Amenities

Parking Spaces	2
Parking	Gated, Parking Pad, Paved

Interior

Interior Features	Built-in Features, Chandelier, Pantry, Quartz Counters
Appliances	Dishwasher, Microwave, Refrigerator, Stove(s), Washer/Dryer
Heating	Forced Air, Natural Gas
Cooling	None
Has Basement	Yes

Basement Finished, Full, Suite

Exterior

Exterior Features None

Lot Description Back Lane, Back Yard, City Lot, Corner Lot, Low Maintenance Landscape, Rectangular Lot

Roof Asphalt Shingle

Construction Vinyl Siding, Wood Frame

Foundation Poured Concrete

Additional Information

Date Listed August 13th, 2024

Date Sold August 28th, 2024

Days on Market 15

Zoning R-C2

HOA Fees 0.00

Listing Details

Listing Office RE/MAX River City

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