

\$549,000 - 215 Falmere Way Ne, Calgary

MLS® #A2173773

\$549,000

3 Bedroom, 2.00 Bathroom, 937 sqft

Residential on 0.01 Acres

Falconridge, Calgary, Alberta

THIS IS NEW BUILT HOME completed in May 2024 ! IT'S RARE TO FIND A NEW HOME IN A ESTABLISHED COMMUNITY. PIECE OF MIND WITH ALBERTA NEW HOME WARRANTY PROGRAM.

Welcome to your new home at 215 Falmere Way NE! This charming property is nestled in the desirable community of Falconridge, offering both comfort and convenience. The living area is spacious with 3 generously sized bedrooms and 2 bathrooms, with an additional recreational room providing ample space for your family and guests. The living room is bright with natural light thanks to the full bay windows, a great spot to unwind after a long day.

As the brand new home, you will enjoy all brand new materials: vinyl flooring, stainless steel appliances, sleek countertops. Modern lighting fixtures throughout living room, kitchen and washroom. The basement is fully finished with one bedroom, one bathroom, rec room and laundry, enough space for a small family. Step outside to a beautifully front yard, offering a private oasis for outdoor gatherings, playtime, or simply relaxing in the sun. Located in a family-friendly neighborhood with easy access to schools, parks, shopping centers, and major transportation routes.

This brand new home combines functionality with style, making it an ideal choice for those



seeking both comfort and convenience. Don't miss out on the opportunity to make this house your home!

Built in 2023

Essential Information

MLS® #	A2173773
Price	\$549,000
Sold Price	\$543,000
Bedrooms	3
Bathrooms	2.00
Full Baths	2
Square Footage	937
Acres	0.01
Year Built	2023
Type	Residential
Sub-Type	Detached
Style	3 Level Split
Status	Sold

Community Information

Address	215 Falmere Way Ne
Subdivision	Falconridge
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3J 2Y2

Amenities

Parking Spaces	2
Parking	Double Garage Detached

Interior

Interior Features	Ceiling Fan(s)
Appliances	Dishwasher, Refrigerator, Washer/Dryer, Electric Stove, Range Hood
Heating	Forced Air
Cooling	None
Fireplace	Yes

# of Fireplaces	1
Fireplaces	None
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	Garden
Lot Description	Rectangular Lot
Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	October 17th, 2024
Date Sold	November 26th, 2024
Days on Market	40
Zoning	R-CG
HOA Fees	0.00

Listing Details

Listing Office	CIR Realty
----------------	------------

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.