# \$509,950 - 30 Falmere Way Ne, Calgary

MLS® #A2230288

## \$509,950

4 Bedroom, 3.00 Bathroom, 820 sqft Residential on 0.06 Acres

Falconridge, Calgary, Alberta

\*MASSIVE PRICE REDUCTION\* This is the ONE you've been waiting for!! UPDATED, BI-LEVEL in popular Falconridge with 4 bedrooms and 3 FULL BATHROOMs RIGHT across from the playground/ green space is up for sale. This home has been lovingly maintained and cared for over the years. Lots of recent updates done in the past 1 year including NEW flooring, front bay window, S/S kitchen appliances and much more. Upon entry, you're greeted with a warm and inviting living space on the left and cheery kitchen in the center. Lots of windows and light throughout this level. On the other side of the house are 2 bedrooms with a spacious primary and it's own ensuite 3 pc bath. The second bedroom on this level is also ample sized with a common 4 pc bathroom. Going down the stairs to the lower level - you're greeted with another big living room on the left (currently being used as day-home space), central kitchen with it's own separate appliances and 2 more spacious bedrooms, WITH BIG WINDOWS so that you don't feel like you're in a basement!! A full 4 pc bathroom down the hall way and a storage/ mechanical space at the back, which also contains this unit's own laundry complete this level. This MOVE-IN ready home offers potential for basement to be rented out (as illegal suite) with live-up-and-rent-down arrangement as a mortgage helper! Right across from the park, minutes to transit, schools, playgrounds, other commercial amenities and EASY access to







68th, Mcknight and Stoney Trail - this home is in an exceptional location!! Upgraded S/S fridge and stove installed last year. New bay window, Upstairs Stacked Washer/Dryer, microwave/hood fan and dishwasher and LVP flooring throughout in 2025. Furnace changed in 2016. new UPPER LEVEL blinds, June 2025. New Roof 2019. Come see for yourself, you DO NOT want to miss this!!

Built in 1988

### **Essential Information**

MLS® # A2230288 Price \$509,950

Bedrooms 4

Bathrooms 3.00

Full Baths 3

Square Footage 820

Acres 0.06

Year Built 1988

Type Residential

Sub-Type Detached

Style Bi-Level

Status Active

# **Community Information**

Address 30 Falmere Way Ne

Subdivision Falconridge

City Calgary

County Calgary

Province Alberta

Postal Code T3J2Z1

#### **Amenities**

Parking Spaces 2

Parking Off Street

## Interior

Interior Features Chandelier, No Animal Home, No Smoking Home

Appliances Dishwasher, Dryer, Electric Range, Microwave Hood Fan, Refrigerator,

Washer, Washer/Dryer Stacked

Heating Forced Air

Cooling None

Has Basement Yes

Basement Finished, Full, Suite

#### **Exterior**

Exterior Features Garden, Playground, Private Entrance, Private Yard

Lot Description Back Lane, Back Yard, Few Trees, Low Maintenance Landscape, No.

Neighbours Behind, Rectangular Lot, See Remarks

Roof Asphalt Shingle

Construction Wood Frame

Foundation Poured Concrete

## **Additional Information**

Date Listed June 15th, 2025

Days on Market 72

Zoning R-CG

# **Listing Details**

Listing Office Beeline Realty

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