

# \$519,000 - 228 Falmere Way Ne, Calgary

MLS® #A2217709

**\$519,000**

5 Bedroom, 3.00 Bathroom, 1,015 sqft

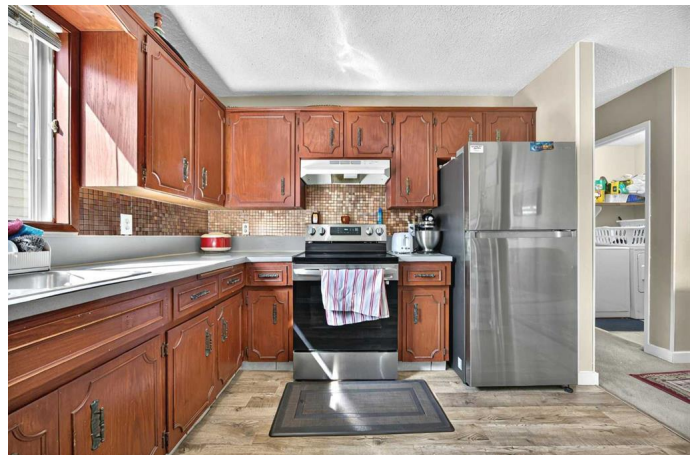
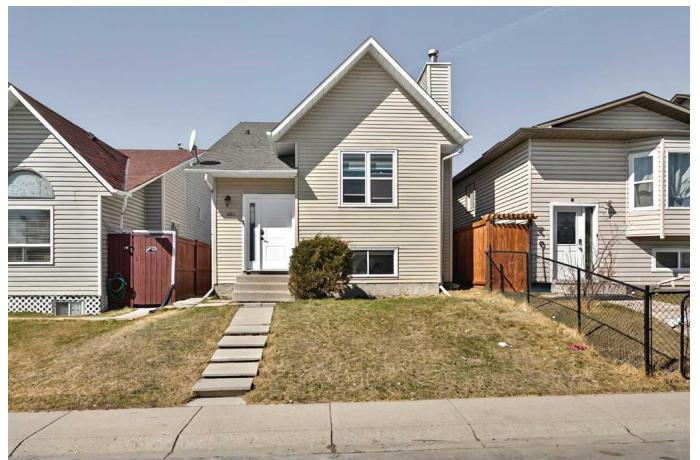
Residential on 0.06 Acres

Falconridge, Calgary, Alberta

Welcome to this charming and meticulously maintained bi-level home in Falconridge, one of Northeast Calgary's most mature and family-friendly neighborhoods. Priced attractively at just \$519,000, this home offers exceptional value, making it ideal for first-time home buyers or those looking for a property with excellent income potential. The upper level features three comfortable bedrooms, a full bathroom, and a convenient half-bath, alongside a bright, spacious living room and a thoughtfully designed kitchen with ample cabinetry and modern appliances. The fully finished basement boasting two additional bedrooms, a full bathroom, and a full kitchen and a full bar. This versatile layout is perfect for extended families or generating additional rental income. Owner-occupied since 2002, the home clearly reflects pride of ownership, evident in its well-kept interiors and exteriors.

Situated conveniently close to reputable schools, parks, recreational facilities, shopping centers, and restaurants, Falconridge offers residents a dynamic and welcoming community environment. With easy access to public transit and major roadways, commuting from this location is hassle-free. Don't miss this opportunity to own a beautiful home with outstanding potential in a mature neighborhood!

Built in 1987



## Essential Information

MLS® #	A2217709
Price	\$519,000
Bedrooms	5
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,015
Acres	0.06
Year Built	1987
Type	Residential
Sub-Type	Detached
Style	Bi-Level
Status	Active

## Community Information

Address	228 Falmere Way Ne
Subdivision	Falconridge
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3J 2X7

## Amenities

Parking Spaces	2
Parking	Off Street

## Interior

Interior Features	Bar
Appliances	Electric Stove, Range Hood, Refrigerator
Heating	Forced Air
Cooling	None
Has Basement	Yes
Basement	Finished, Full, Suite

## Exterior

Exterior Features	None
Lot Description	Back Lane, Back Yard, Front Yard, Interior Lot
Roof	Asphalt Shingle

Construction	Vinyl Siding, Wood Frame
Foundation	Poured Concrete

### **Additional Information**

Date Listed	June 25th, 2025
Days on Market	8
Zoning	R-CG

### **Listing Details**

Listing Office	Century 21 Bravo Realty
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