



**GRASSROOTS**  
REALTY GROUP

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**56 Falmead Road NE**  
**Calgary, Alberta**

**MLS # A2225562**



**\$519,999**

|                  |   |               |                   |
|------------------|---|---------------|-------------------|
| <b>Division:</b> | Falconridge                                 |               |                   |
| <b>Type:</b>     | Residential/House                           |               |                   |
| <b>Style:</b>    | Bi-Level                                    |               |                   |
| <b>Size:</b>     | 863 sq.ft.                                  | <b>Age:</b>   | 1980 (45 yrs old) |
| <b>Beds:</b>     | 4   | <b>Baths:</b> | 2                 |
| <b>Garage:</b>   | Gravel Driveway, On Street, Parking Pad     |               |                   |
| <b>Lot Size:</b> | 0.10 Acre                                   |               |                   |
| <b>Lot Feat:</b> | Back Lane, Back Yard, Lawn, Rectangular Lot |               |                   |

|                    |   |
|--------------------|---|
| <b>Heating:</b>    | Forced Air, Natural Gas                         |
| <b>Floors:</b>     | Carpet, Ceramic Tile, Laminate                  |
| <b>Roof:</b>       | Asphalt Shingle                                 |
| <b>Basement:</b>   | Separate/Exterior Entry, Finished, Full, Suite  |
| <b>Exterior:</b>   | Metal Siding , Wood Frame                       |
| <b>Foundation:</b> | Poured Concrete                                 |
| <b>Features:</b>   | Quartz Counters, See Remarks, Separate Entrance |

|                   |      |
|-------------------|------|
| <b>Water:</b>     | -    |
| <b>Sewer:</b>     | -    |
| <b>Condo Fee:</b> | -    |
| <b>LLD:</b>       | -    |
| <b>Zoning:</b>    | R-CG |
| <b>Utilities:</b> | -    |

**Inclusions:** shed in yard

Attention Investors & First-Time Homebuyers! Welcome to 56 Falmead Road NE — a beautifully renovated 4-bedroom bi-level home, featuring 3 bedrooms on the main level and a spacious 1-bedroom suite on the lower level, located in the vibrant and family-friendly community of Falconridge. This property has been thoughtfully updated with a new roof (2022), newer furnace and hot water tank (2018), knockdown ceilings, pot lights, and refreshed fascia. With an illegal 1-bedroom basement suite featuring a private entrance, this home offers an incredible opportunity to generate rental income or accommodate extended family with ease. Step inside to a bright, sunlit living room with large windows and an open layout that flows effortlessly into the dining area — perfect for hosting family gatherings. The modern kitchen is outfitted with quartz countertops, stainless steel appliances, and soft-close cabinetry, making meal prep both stylish and functional. Main floor laundry adds to the everyday convenience. The main level includes three generously sized bedrooms, all with ample closet space and natural light. The primary bedroom stands out with sliding door access to a spacious, two-tiered backyard deck, complete with a storage shed — an ideal retreat for morning coffee or evening relaxation. The lower-level illegal suite offers its own separate entrance, full kitchen, oversized living area, large bedroom with walk-in closet, a full bathroom, and private laundry. Whether you’re looking to offset your mortgage or provide privacy for family members, this setup is a major asset. Outside, enjoy a huge fully fenced backyard, perfect for kids and pets, and a deck made for summer barbecues and outdoor entertaining. This home is ideally situated close to schools, parks, shopping, and public transit — everything you need is

just minutes away. Don't miss this incredible opportunity to own a turnkey home with income potential in one of Calgary's most convenient NE neighborhoods. Book your private showing today!