



GRASSROOTS
REALTY GROUP

1-833-477-6687
aloha@grassrootsrealty.ca

30 Falmere Way NE
Calgary, Alberta

MLS # A2230288



\$559,900

Division:	Falconridge		
Type:	Residential/House		
Style:	Bi-Level		
Size:	820 sq.ft.	Age:	1988 (37 yrs old)
Beds:	4	Baths:	3
Garage:	Off Street		
Lot Size:	0.06 Acre		
Lot Feat:	Back Lane, Back Yard, Few Trees, Low Maintenance Landscape, No Neighb		

Heating:	Forced Air	Water:	-
Floors:	Ceramic Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full, Suite	LLD:	-
Exterior:	Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Chandelier, No Animal Home, No Smoking Home		

Inclusions: N/A

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!! Come see for yourself, you DO NOT want to miss this!!