



**5514 54 Street NE**  
**Calgary, Alberta**

**MLS # A2234327**



**\$499,900**

|                  |  |               |                   |
|------------------|--|---------------|-------------------|
| <b>Division:</b> | Falconridge                            |               |                   |
| <b>Type:</b>     | Residential/Duplex                     |               |                   |
| <b>Style:</b>    | 2 Storey, Attached-Side by Side        |               |                   |
| <b>Size:</b>     | 1,127 sq.ft.                           | <b>Age:</b>   | 1979 (46 yrs old) |
| <b>Beds:</b>     | 4                                      | <b>Baths:</b> | 2 full / 1 half   |
| <b>Garage:</b>   | Off Street                             |               |                   |
| <b>Lot Size:</b> | 0.08 Acre                              |               |                   |
| <b>Lot Feat:</b> | Back Lane, Landscaped, Rectangular Lot |               |                   |

|                    |  |                   |      |
|--------------------|--|-------------------|------|
| <b>Heating:</b>    | Forced Air, Natural Gas                          | <b>Water:</b>     | -    |
| <b>Floors:</b>     | Carpet, Laminate                                 | <b>Sewer:</b>     | -    |
| <b>Roof:</b>       | Asphalt Shingle                                  | <b>Condo Fee:</b> | -    |
| <b>Basement:</b>   | Separate/Exterior Entry, Finished, Full, Suite   | <b>LLD:</b>       | -    |
| <b>Exterior:</b>   | Vinyl Siding, Wood Frame                         | <b>Zoning:</b>    | R-CG |
| <b>Foundation:</b> | Poured Concrete                                  | <b>Utilities:</b> | -    |
| <b>Features:</b>   | No Animal Home, No Smoking Home, Quartz Counters |                   |      |

**Inclusions:** N/A

Welcome to this fully renovated gem located in the heart of Falconridge, perfect for first-time buyers, investors, or newcomers to the city. Enjoy incredible convenience with Catholic and junior schools just steps away, along with nearby grocery stores, a commercial plaza, and excellent transit connections. This home has been completely gutted and thoughtfully upgraded throughout. The upper floor features 3 spacious bedrooms and a modern full bathroom, while the main level offers a bright and inviting living room with large windows, dimmable lighting, and a stylish feature wall. The brand-new kitchen is designed to impress with quartz countertops, dual-tone cabinets, and a seamless flow for everyday living and entertaining. A convenient half bath completes the main level. The property also includes a fully finished illegal basement suite with its own private entrance, 1 bedroom, a full bathroom, separate laundry, and an open living space &mdash; ideal for generating additional rental income or hosting extended family. Step outside to a newly built deck and manicured backyard, creating the perfect outdoor retreat for summer gatherings and relaxation. With rental potential and move-in ready condition, this home is a fantastic opportunity in one of Calgary's most connected communities. Whether you're looking to invest or settle in, don't miss out &mdash; this one won't last long!