



GRASSROOTS
REALTY GROUP

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30 Falmere Way NE
Calgary, Alberta

MLS # A2265327



\$499,500

Division:	Falconridge		
Type:	Residential/House		
Style:	Bi-Level		
Size:	820 sq.ft.	Age:	1988 (37 yrs old)
Beds:	4	Baths:	3
Garage:	Off Street, Parking Pad		
Lot Size:	0.06 Acre		
Lot Feat:	Back Lane, Back Yard, Environmental Reserve, Few Trees, Garden, Interior L		

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, Open Floorplan, Pantry, Storage, Vaulted Ceiling(s)		

Inclusions: N/A

This is the ONE you've been waiting for!! UPDATED, BI-LEVEL in popular & family-friendly 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 include NEW flooring, new upper level blinds, front bay window, upgraded S/S kitchen appliances - all done in 2025. Upon entry, you're greeted with a warm and inviting living space on the left and a 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, 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!! New bay window, Upstairs Stacked Washer/Dryer, microwave/hood fan and dishwasher and LVP flooring throughout in 2025. NEW Furnace 2016. New Roof 2019. Come see for yourself, you DO NOT want to miss this!!