



GRASSROOTS
REALTY GROUP

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

212 Falmere Way NE
Calgary, Alberta

MLS # A2270260



\$525,000

Division:	Falconridge		
Type:	Residential/House		
Style:	Bi-Level		
Size:	944 sq.ft.	Age:	1987 (38 yrs old)
Beds:	4	Baths:	2
Garage:	Alley Access, Off Street, On Street, Paved		
Lot Size:	0.06 Acre		
Lot Feat:	Back Lane, Back Yard, Front Yard, Landscaped, Lawn, Level, Rectangular Lo		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Ceiling Fan(s), No Smoking Home, Quartz Counters, Storage, Walk-In Closet(s)		

Inclusions: N/A

Attention First-Time Buyers & Investors! This FULLY RENOVATED bi-level home situated on an RC-G lot with a 2-bedroom LEGAL basement suite (Sticker #6435 registered with City of Calgary) with separate laundry! is a rare find in the heart of Falconridge. With over \$75,000 spent in recent upgrades alone, this property perfectly blends modern comfort, style, and exceptional cash-flow potential. Enjoy a bright, open-concept main level featuring a spacious living room with large bay windows, a sleek kitchen with stainless steel appliances, quartz countertops, and white cabinetry, plus upper laundry and a hidden storage area. Two generous bedrooms and a beautifully updated 4-piece bath complete the main floor. The LEGAL basement suite offers a private entrance, its own laundry, an open living and dining area, a modern kitchen, two bedrooms, and a 4-piece bath — ideal for extended family or generating rental income. some notable upgrades include: new siding (2025), new flooring (2025), newer roof (2021), fresh paint, new light fixtures, doors and fully renovated kitchens & bathrooms. Walk to nearby grocery stores like Sanjha Punjab, schools, and enjoy the convenience of a bus stop right across the street. Just minutes from the Genesis Centre, NE Sportsplex, and countless other amenities. Incredibly priced, move-in ready, A turn-key, income-generating property — ideal for investors or first time home buyers looking to offset their mortgage. Don’t miss this high-cash-flow opportunity in an unbeatable location!