



GRASSROOTS
REALTY GROUP

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30 Falmere Way NE
Calgary, Alberta

MLS # A2278596



\$479,900

Division:	Falconridge		
Type:	Residential/House		
Style:	Bi-Level		
Size:	823 sq.ft.	Age:	1988 (38 yrs old)
Beds:	4	Baths:	3
Garage:	Off Street		
Lot Size:	0.06 Acre		
Lot Feat:	Back Lane, Front Yard, Low Maintenance Landscape, Rectangular Lot		

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

Inclusions: N/A

Move-In Ready 4-Bedroom Bi-Level with Separate Entrance! Watch your kids walk to school right from your front porch! This updated bi-level home offers comfort, flexibility, and a bright, welcoming atmosphere throughout. Upon entry, you'll find a separate entrance layout — with one interior door leading to the upper level and another to the lower level, providing outstanding privacy and versatility for extended family living. The main level features a spacious living room filled with natural light from the new bay window. The kitchen showcases granite countertops and newer stainless-steel appliances, offering an efficient and stylish workspace. The primary bedroom includes a private 3-piece ensuite, while a second bedroom, a full main bath, and a convenient upper-level laundry complete this floor. The fully developed lower level features its own separate entrance, a second kitchen, rec room, two bedrooms, and a full bathroom, and laundry room — ideal for large families, in-laws, or potential suite use. Recent updates include new LVP flooring throughout (2025), bay window, furnace (2016), roof (2019), and window coverings. Located close to schools, parks, shopping, and transit, this move-in-ready home is perfect for growing or multi-generational families seeking comfort and convenience.