



GRASSROOTS
REALTY GROUP

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55 Falmere Way NE
Calgary, Alberta

MLS # A2205241



\$549,900

Division:	Falconridge		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,160 sq.ft.	Age:	1988 (37 yrs old)
Beds:	4	Baths:	2
Garage:	Alley Access, Double Garage Detached, Garage Faces Rear		
Lot Size:	0.06 Acre		
Lot Feat:	Back Lane, Back Yard, Front Yard, Landscaped, Rectangular Lot		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Hardwood, Vinyl	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Granite Counters, No Smoking Home, Open Floorplan, Vinyl Windows		

Inclusions: Gazebo and shed

Welcome to this beautifully-maintained and fully finished two-storey home, ideally located on a quiet street in the highly sought-after community of Falconridge. Offering fantastic value and a long list of recent upgrades, this home is perfect for families or investors alike. Boasting over 1,700 sq ft of total living space, this property features a functional floor plan. The main floor welcomes you with a cozy living room, a formal dining area, and an updated kitchen with a bright breakfast nook. From here, step outside to your private backyard retreat, complete with a concrete patio, a gazebo, and access to a double detached garage. Upstairs, you'll find three generously sized bedrooms, including a spacious primary bedroom, and a 4-piece bathroom to serve the upper level. The fully developed basement offers great additional living space with a large family room, a fourth bedroom, a second 4-piece bathroom, and dedicated laundry space. Recent Upgrades Include: All new windows throughout (2023) Hot water tank & furnace (2023) Water softener and filtration system Front yard fencing Backyard concrete patio & gazebo New shingles scheduled for installation in April 2025 Conveniently located close to schools, shopping, parks, transit, and major roadways. Don't miss your opportunity to own this move-in-ready home in one of Calgary's most established and connected neighbourhoods. Book your private showing today!