



**GRASSROOTS**  
REALTY GROUP

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**391 Falmere Road NE**  
**Calgary, Alberta**

**MLS # A2207319**



**\$599,900**

<b>Division:</b>	Falconridge		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bungalow		
<b>Size:</b>	1,063 sq.ft.	<b>Age:</b>	1983 (42 yrs old)
<b>Beds:</b>	6	<b>Baths:</b>	4
<b>Garage:</b>	Double Garage Detached		
<b>Lot Size:</b>	0.09 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, Pie Shaped Lot, Treed		

<b>Heating:</b>	Central, Fireplace(s), Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Hardwood, Vinyl	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Separate/Exterior Entry, Finished, Full, Suite, Walk-Up To Grade	<b>LLD:</b>	-
<b>Exterior:</b>	Asphalt, Vinyl Siding, Wood Frame	<b>Zoning:</b>	R-CG
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Quartz Counters, Separate Entrance, Vinyl Windows		

**Inclusions:** NA

This fully renovated home in Falconridge features a thoughtfully designed main floor with a spacious primary bedroom complete with an ensuite, two additional well-sized bedrooms, and a modern 3-piece bathroom. The open-concept layout is enhanced by beautiful hardwood flooring, stylish feature walls, and large windows that fill the space with natural light. The brand-new kitchen boasts sleek quartz countertops, new stainless steel appliances, and ample cabinet space, making it both functional and elegant. The illegal suite offers three additional bedrooms, two full bathrooms, and a separate entrance, providing great potential for extended family. The oversized double detached garage is insulated, drywalled, and equipped with its own electrical panel. Situated on a north-facing pie lot, the property includes a fenced yard with fruit trees, a concrete walkway around the house, and a paved back alley for easy access. Major upgrades include a new furnace, hot water tank, and humidifier (2012), new windows, new roof shingles and gutters (2021), and two new toilets. Conveniently located near shopping, schools, Don Hartman Sportsplex, and public transportation, this move-in-ready home is a fantastic opportunity.