

# \$489,000 - 56 Falmead Road Ne, Calgary

MLS® #A2244446

**\$489,000**

4 Bedroom, 2.00 Bathroom, 863 sqft

Single Family on 0.10 Acres

Falconridge, Calgary, Alberta

Investor Alert & First-Time Buyer

Gem! Welcome to 56 Falmead Road NE – a beautifully renovated 4-bedroom bi-level home in the heart of Falconridge, one of Calgary’s most vibrant and family-friendly communities. Whether you’re entering the market or expanding your portfolio, this turnkey property offers unbeatable value and versatility. The main level welcomes you with a bright, open-concept living space featuring knockdown ceilings, pot lights, and large windows that flood the home with natural light. The updated kitchen is a showstopper with quartz countertops, stainless steel appliances, and soft-close cabinetry – combining style and functionality for everyday living. Enjoy the convenience of main floor laundry and three generous bedrooms, including a primary suite with direct access to a two-tiered backyard deck – the perfect spot for morning coffee or evening unwinding. Downstairs, the illegal 1-bedroom suite has its own separate entrance and includes a full kitchen, private laundry, a comfortable living room, a well-sized bedroom with walk-in closet, and a full bathroom. Whether you’re accommodating extended family or looking for rental income potential, this thoughtfully designed lower level is a major bonus. Key upgrades include: New roof (2022) Newer furnace and hot water tank (2018) Updated fascia and finishes throughout. The fully fenced backyard offers plenty of space for kids, pets, or weekend barbecues, with a large deck and a storage



shed for added convenience. Centrally located near schools, parks, shopping, and transit, this home puts everything you need within easy reach. Don't miss your chance to own a stylish, income-generating home in one of NE Calgary's most accessible neighborhoods. Book your private showing today! (id:6289)

Built in 1980

**Essential Information**

Listing #	A2244446
Price	\$489,000
Bedrooms	4
Bathrooms	2.00
Square Footage	863
Acres	0.10
Year Built	1980
Type	Single Family
Sub-Type	Freehold
Style	Bi-level

**Community Information**

Address	56 Falmead Road Ne
Subdivision	Falconridge
City	Calgary
Province	Alberta
Postal Code	t3j1g8

**Amenities**

Amenities	Schools, Shopping
Features	See remarks, Other, Back lane
Parking Spaces	2
Parking	Other, Parking Pad

**Interior**

Appliances	Washer, Refrigerator, Range - Electric, Dishwasher, Stove, Dryer, Microwave, Microwave Range Hood Combo, Hood Fan, Washer & Dryer
Heating	Natural gas Forced air

Cooling	None
Has Basement	Yes
Basement	Separate entrance, Suite

## Exterior

Exterior	Metal
Construction	Wood frame
Foundation	Poured Concrete

## Listing Details

Listing Office eXp Realty



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