

# \$549,900 - 110 Falmere Way Ne, Calgary

MLS® #A2232180

**\$549,900**

5 Bedroom, 3.00 Bathroom, 1,036 sqft

Residential on 0.06 Acres

Falconridge, Calgary, Alberta

Completely RENOVATED and READY to move in! This bi-level house is beautiful, spacious and is waiting for you to make it your home. With 5 bedrooms in total, you can enjoy 3 bedrooms above and 2 bedrooms in the basement. The upstairs boasts a large living room with a large window adjacent to a new kitchen with all NEW STAINLESS STEEL APPLIANCES. Freshly painted walls, new doors, new laminate flooring throughout the house gives you that new house feeling! This house just needs you! Not only is this house inviting, but it will truly be easy maintenance. The main floor also has 1 and half bathrooms and another bathroom in the basement! WAIT! That's not all. The (illegal) basement has a kitchen. Enjoy a fully developed house with laundry at the bottom of the stairs. Outside is new sidewalk along the house for easy maintenance and a large backyard. Enter through a common door and then head upstairs or downstairs for your own private space. Enjoy being just minutes away from many amenities: The Genesis Centre, various grocery stores, restaurants, prayer and cultural areas, playgrounds, schools and more! Move into this house and make your real estate dreams come true!

Built in 1988

## Essential Information

MLS® #

A2232180



|                |             |
|----------------|-------------|
| Price          | \$549,900   |
| Bedrooms       | 5           |
| Bathrooms      | 3.00        |
| Full Baths     | 2           |
| Half Baths     | 1           |
| Square Footage | 1,036       |
| Acres          | 0.06        |
| Year Built     | 1988        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | Bi-Level    |
| Status         | Active      |

### Community Information

|             |                    |
|-------------|--------------------|
| Address     | 110 Falmere Way Ne |
| Subdivision | Falconridge        |
| City        | Calgary            |
| County      | Calgary            |
| Province    | Alberta            |
| Postal Code | T3J 2Y4            |

### Amenities

|                |            |
|----------------|------------|
| Parking Spaces | 2          |
| Parking        | Off Street |

### Interior

|                   |                                                    |
|-------------------|----------------------------------------------------|
| Interior Features | Separate Entrance                                  |
| Appliances        | Dishwasher, Range Hood, Refrigerator, Washer/Dryer |
| Heating           | Forced Air                                         |
| Cooling           | None                                               |
| Has Basement      | Yes                                                |
| Basement          | Full, Exterior Entry, Finished                     |

### Exterior

|                   |                      |
|-------------------|----------------------|
| Exterior Features | Lighting             |
| Lot Description   | Back Lane, Back Yard |
| Roof              | Asphalt Shingle      |
| Construction      | Wood Frame, Stucco   |
| Foundation        | Wood                 |

## Additional Information

|                |                |
|----------------|----------------|
| Date Listed    | July 7th, 2025 |
| Days on Market | 94             |
| Zoning         | R-CG           |

## Listing Details

|                |                         |
|----------------|-------------------------|
| Listing Office | Century 21 Bravo Realty |
|----------------|-------------------------|

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