

\$494,500 - 30 Falmere Way Ne, Calgary

MLS® #A2265327

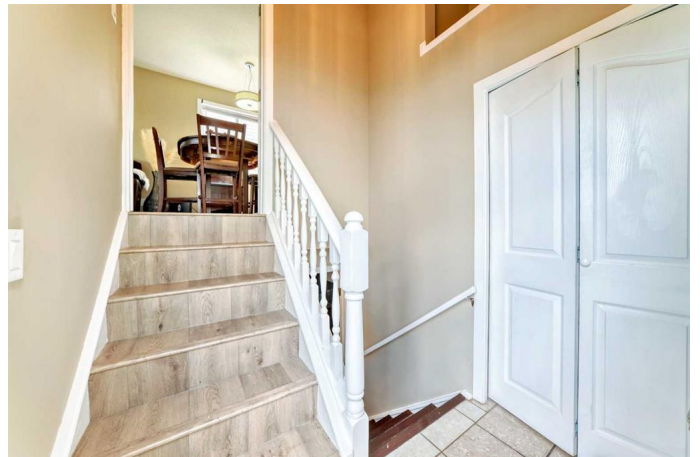
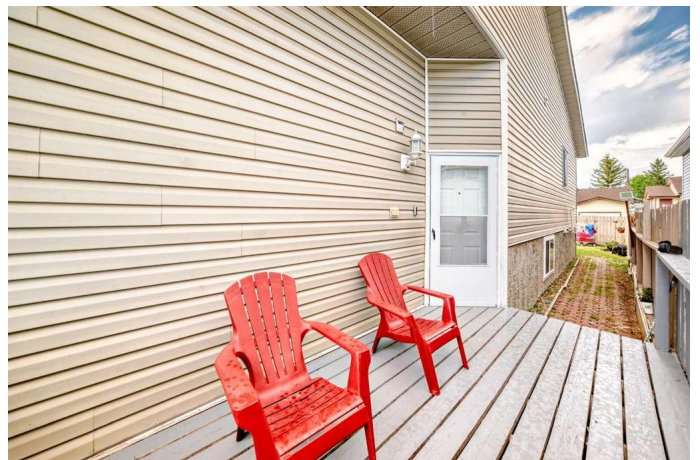
\$494,500

4 Bedroom, 3.00 Bathroom, 820 sqft

Residential on 0.06 Acres

Falconridge, Calgary, Alberta

This is the ONE you've been waiting for!!
UPDATED, BI-LEVEL in popular & family-friendly Falconridge with 4 bedrooms and 3 FULL BATHROOMS RIGHT across from the playground/ green space is up for sale. This home has been lovingly maintained and cared for over the years. Lots of recent updates include NEW flooring, new upper level blinds, front bay window, upgraded S/S kitchen appliances - all done in 2025. Upon entry, you're greeted with a warm and inviting living space on the left and a cheery kitchen in the center. Lots of windows and light throughout this level. On the other side of the house are 2 bedrooms with a spacious primary and it's own ensuite 3 pc bath. The second bedroom on this level is also ample sized with a common 4 pc bathroom. Going down the stairs to the lower level - you're greeted with another big living room on the left, central kitchen with it's own separate appliances and 2 more spacious bedrooms, WITH BIG WINDOWS so that you don't feel like you're in a basement!! A full 4 pc bathroom down the hall way and a storage/ mechanical space at the back, which also contains this unit's own laundry complete this level. This MOVE-IN ready home offers potential for basement to be rented out (as illegal suite) with live-up-and-rent-down arrangement as a mortgage helper! Right across from the park, minutes to transit, schools, playgrounds, other commercial amenities and EASY access to 68th, Mcknight and Stoney Trail - this home is



in an exceptional location!! New bay window,
Upstairs Stacked Washer/Dryer,
microwave/hood fan and dishwasher and LVP
flooring throughout in 2025. NEW Furnace
2016. New Roof 2019. Come see for yourself,
you DO NOT want to miss this!!

Built in 1988

Essential Information

MLS® #	A2265327
Price	\$494,500
Bedrooms	4
Bathrooms	3.00
Full Baths	3
Square Footage	820
Acres	0.06
Year Built	1988
Type	Residential
Sub-Type	Detached
Style	Bi-Level
Status	Active

Community Information

Address	30 Falmere Way Ne
Subdivision	Falconridge
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3J2Z1

Amenities

Parking Spaces	2
Parking	Off Street, Parking Pad

Interior

Interior Features	Chandelier, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Storage, Vaulted Ceiling(s)
Appliances	Dishwasher, Dryer, Electric Stove, Microwave Hood Fan, Refrigerator,

	Washer, Washer/Dryer Stacked, Electric Cooktop
Heating	Forced Air
Cooling	None
Has Basement	Yes
Basement	Full

Exterior

Exterior Features	Garden, Private Entrance, Private Yard, Storage
Lot Description	Back Lane, Back Yard, Environmental Reserve, Garden, Interior Lot, Level, Low Maintenance Landscape, Private, See Remarks, Few Trees
Roof	Asphalt Shingle
Construction	Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	October 17th, 2025
Days on Market	11
Zoning	R-CG

Listing Details

Listing Office	Sutton Beeline
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