

\$429,900 - 113 Falmere Way Ne, Calgary

MLS® #A2230200

\$429,900

3 Bedroom, 2.00 Bathroom, 1,074 sqft
Residential on 0.09 Acres

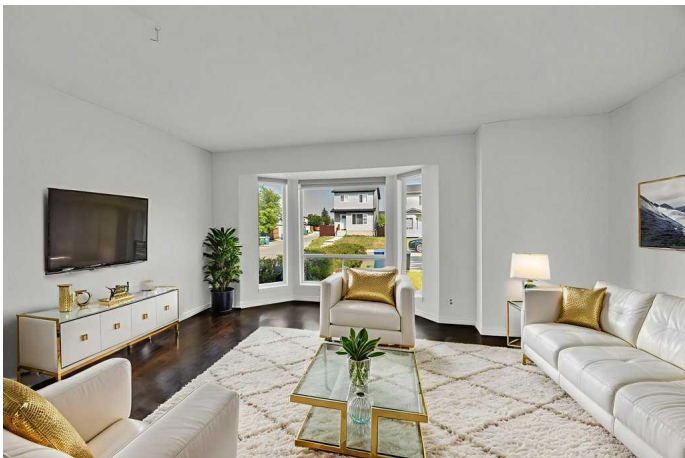
Falconridge, Calgary, Alberta

****Investor's ALERT****This investment opportunity in Falconridge offers a detached home located close to schools, shopping, transit, and other essential amenities. The main floor features a functional layout with a kitchen, a comfortable living area, and a dedicated dining space. Upstairs, you'll find three well-sized bedrooms and a full 4-piece bathroom, providing ample room for a family. The basement adds extra living space with a spacious recreation area, a 3-piece bathroom, and a laundry room. Step outside to enjoy a large backyard complemented by a generous deck—perfect for outdoor gatherings. This property is being sold "as is, where is", making it an excellent opportunity for investors or renovators looking to add value.

Built in 1988

Essential Information

MLS® #	A2230200
Price	\$429,900
Bedrooms	3
Bathrooms	2.00
Full Baths	2
Square Footage	1,074
Acres	0.09
Year Built	1988
Type	Residential
Sub-Type	Detached



Style	2 Storey
Status	Active

Community Information

Address	113 Falmere Way Ne
Subdivision	Falconridge
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3J 2Y5

Amenities

Parking Spaces	2
Parking	Off Street

Interior

Interior Features	See Remarks
Appliances	See Remarks
Heating	Forced Air
Cooling	None
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	None
Lot Description	Back Lane, Back Yard
Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	June 11th, 2025
Days on Market	25
Zoning	R-CG

Listing Details

Listing Office	PREP Realty
----------------	-------------

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services

provided by real estate professionals who are members of CREA. Used under license.