

# \$509,900 - 61 Falmere Way Ne, Calgary

MLS® #A2254395

## \$509,900

3 Bedroom, 2.00 Bathroom, 1,111 sqft

Residential on 0.06 Acres

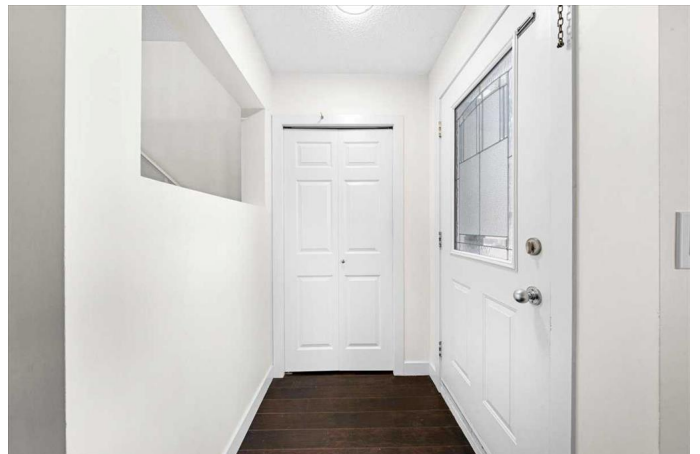
Falconridge, Calgary, Alberta

Perfect for first-time buyers or families, this upgraded home is just half a block from the school and close to shopping, parks, and transit. Enjoy a bright and open living room with easy-care laminate flooring and a convenient half bath on the main floor. The kitchen is functional and modern with durable cement countertops and soft-close cabinets and drawers. Step out to a large deck through side door which is great for BBQs and a double detached garage for extra storage and parking. Upstairs offers three bedrooms with fresh paint, comfortable carpet, and updated vinyl windows. The 4-piece bathroom includes ceramic tile flooring and decorative tile around the tub. The fully finished basement adds even more living space with a rec room, laundry area, and built-in storage. Move-in ready and packed with value. Check out the virtual link. Don't miss out!

Built in 1987

## Essential Information

|                |           |
|----------------|-----------|
| MLS® #         | A2254395  |
| Price          | \$509,900 |
| Bedrooms       | 3         |
| Bathrooms      | 2.00      |
| Full Baths     | 1         |
| Half Baths     | 1         |
| Square Footage | 1,111     |
| Acres          | 0.06      |



|            |             |
|------------|-------------|
| Year Built | 1987        |
| Type       | Residential |
| Sub-Type   | Detached    |
| Style      | 2 Storey    |
| Status     | Active      |

### Community Information

|             |                   |
|-------------|-------------------|
| Address     | 61 Falmere Way Ne |
| Subdivision | Falconridge       |
| City        | Calgary           |
| County      | Calgary           |
| Province    | Alberta           |
| Postal Code | T3J 2Y7           |

### Amenities

|                |                        |
|----------------|------------------------|
| Parking Spaces | 2                      |
| Parking        | Double Garage Detached |
| # of Garages   | 2                      |

### Interior

|                   |                                                                            |
|-------------------|----------------------------------------------------------------------------|
| Interior Features | No Animal Home, No Smoking Home                                            |
| Appliances        | Dishwasher, Electric Stove, Microwave Hood Fan, Refrigerator, Washer/Dryer |
| Heating           | Forced Air                                                                 |
| Cooling           | None                                                                       |
| Has Basement      | Yes                                                                        |
| Basement          | Finished, Full                                                             |

### Exterior

|                   |                                    |
|-------------------|------------------------------------|
| Exterior Features | Private Entrance, Private Yard     |
| Lot Description   | Back Lane, Paved, Rectangular Lot  |
| Roof              | Asphalt Shingle                    |
| Construction      | Concrete, Vinyl Siding, Wood Frame |
| Foundation        | Poured Concrete                    |

### Additional Information

|                |                     |
|----------------|---------------------|
| Date Listed    | September 6th, 2025 |
| Days on Market | 58                  |
| Zoning         | R-CG                |

**Listing Details**

Listing Office                      CIR Realty

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