

# \$500,000 - 56 Falmead Road Ne, Calgary

MLS® #A2244446

**\$500,000**

4 Bedroom, 2.00 Bathroom, 863 sqft

Residential on 0.10 Acres

Falconridge, Calgary, Alberta

Investor Alert & First-Time Buyer Gem!

Welcome to 56 Falmead Road NE â€” a beautifully renovated 4-bedroom bi-level home in the heart of Falconridge, one of Calgaryâ€™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 â€” 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 â€” 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 youâ€™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.

Donâ€™t miss your chance to own a stylish, income-generating home in one of NE Calgaryâ€™s most accessible neighborhoods. Book your private showing today!

Built in 1980

**Essential Information**

MLS® #	A2244446
Price	\$500,000
Bedrooms	4
Bathrooms	2.00
Full Baths	2
Square Footage	863
Acres	0.10
Year Built	1980
Type	Residential
Sub-Type	Detached
Style	Bi-Level
Status	Active

**Community Information**

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

### Amenities

Parking Spaces	2
Parking	Off Street, Parking Pad

### Interior

Interior Features	Quartz Counters, See Remarks, Separate Entrance
Appliances	Dishwasher, Dryer, Electric Range, Electric Stove, Microwave, Microwave Hood Fan, Range Hood, Refrigerator, Washer, Washer/Dryer
Heating	Forced Air, Natural Gas
Cooling	None
Has Basement	Yes
Basement	Exterior Entry, Finished, Full, Suite

### Exterior

Exterior Features	Private Yard, Storage
Lot Description	Back Lane, Back Yard, Rectangular Lot
Roof	Asphalt Shingle
Construction	Metal Siding, Wood Frame
Foundation	Poured Concrete

### Additional Information

Date Listed	July 31st, 2025
Days on Market	1
Zoning	R-CG

### Listing Details

Listing Office	eXp Realty
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