

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

MLS® #A2254395

## \$509,900

3 Bedroom, 2.00 Bathroom, 1,111 sqft

Residential on 0.06 Acres

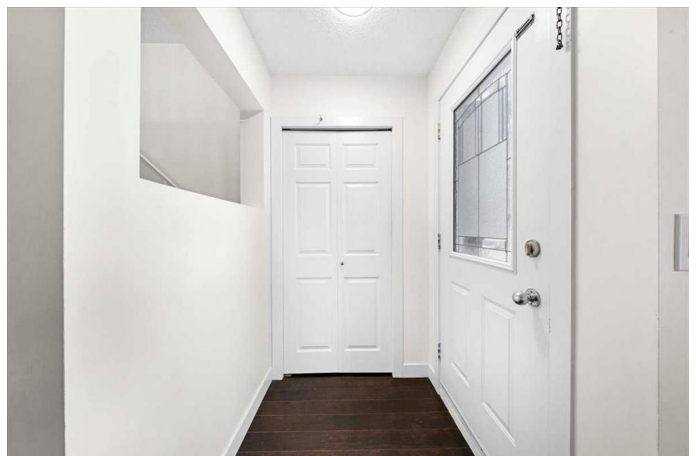
Falconridge, Calgary, Alberta

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 | 62                  |
| Zoning         | R-CG                |

Listing Details

Listing Office            CIR 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.