

36 FALMERE Way, Calgary T3J 2Z1

MLS®#: **A2171680** Area: **Falconridge** Listing Date: **10/10/24** List Price: **\$570,000**
 Status: **Active** County: **Calgary** Change: **-\$15k, 19-Nov** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
 Sub Type: **Detached**
 City/Town: **Calgary**
 Year Built: **1988**
Lot Information
 Lot Sz Ar: **2,852 sqft**
 Lot Shape:

Finished Floor Area
 Abv Sqft: **810**
 Low Sqft:
 Ttl Sqft: **810**

DOM

72
Layout
 Beds: **5 (3 2)**
 Baths: **2.0 (2 0)**
 Style: **Bi-Level**

Parking

Ttl Park: **1**
 Garage Sz:

Access:

Lot Feat: **Back Lane,Back Yard,Lawn,Rectangular Lot**
 Park Feat: **Alley Access,Off Street,Parking Pad**

Utilities and Features

Roof: **Asphalt Shingle** Construction: **Vinyl Siding,Wood Frame**
 Heating: **Forced Air** Flooring: **Laminate,Tile**
 Sewer: Ext Feat: **Private Yard** Water Source: **Wood**
 Fnd/Bsmt: **Wood**
 Kitchen Appl: **Dishwasher,Dryer,Microwave Hood Fan,Range Hood,Refrigerator,Stove(s),Washer,Washer/Dryer Stacked**
 Int Feat: **Kitchen Island,No Animal Home,No Smoking Home,Quartz Counters**
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Bedroom - Primary	Main	11`10" x 14`3"	Bedroom	Main	6`3" x 10`9"
Living/Dining Room Combination	Main	14`5" x 12`0"	Kitchen With Eating Area	Main	11`0" x 10`8"
Bedroom	Main	7`1" x 10`0"	3pc Bathroom	Main	7`1" x 4`10"
3pc Bathroom	Basement	4`11" x 9`1"	Bedroom	Basement	10`6" x 14`6"
Bedroom	Basement	8`10" x 13`1"	Kitchen With Eating Area	Basement	16`11" x 14`6"
Furnace/Utility Room	Basement	7`8" x 13`1"			

Legal/Tax/Financial

Title:
Fee Simple
Legal Desc:

Zoning:
R-CG

8310081

Remarks

Pub Rmks:

Welcome to 36 Falmere Way, a fully renovated gem nestled in the mature and vibrant community of Falconridge. This stunning bi-level home features upgrades throughout, creating a fresh and inviting atmosphere ideal for first-time homebuyers and savvy investors alike. The main level showcases a well-designed layout that includes three bedrooms and one full washroom, making it perfect for families or those who work from home. The heart of the home is the beautifully appointed kitchen, which features a striking waterfall island, elegant quartz countertops, and brand new high-quality stainless steel appliances. This delightful space is perfect for cooking and entertaining. Adjacent to the kitchen, the cozy living room invites relaxation, complete with a charming fireplace that adds warmth to the space. A stylish washroom with a walk-in shower enhances the convenience and comfort of the upper level. The separate stacked laundry completes the upper floor space. Venturing downstairs, you'll discover a legal suite that opens up numerous possibilities. This space is ideal for generating rental income, accommodating extended family, or hosting guests. It features a small built-in desk space which provides an ideal spot for working or studying, making it easy to balance productivity with comfort, well-appointed kitchen that also boasts quartz countertops, ensuring a modern and stylish cooking environment. A separate laundry area adds to the convenience of this lower level. This home is packed with modern upgrades, including a brand new hot water tank, new windows that enhance energy efficiency, and new siding that gives the exterior a fresh look. The roof was replaced in 2022, providing peace of mind for years to come. The generous backyard offers ample space for outdoor activities, gardening, or entertaining, making it a perfect retreat for family gatherings or quiet evenings. Located in the welcoming community of Falconridge, you'll enjoy easy access to a variety of amenities, parks, and schools, ensuring that everything you need is just a short distance away. Don't miss out on this incredible opportunity to own a beautifully renovated home that combines style, comfort, and practicality—schedule your viewing today!

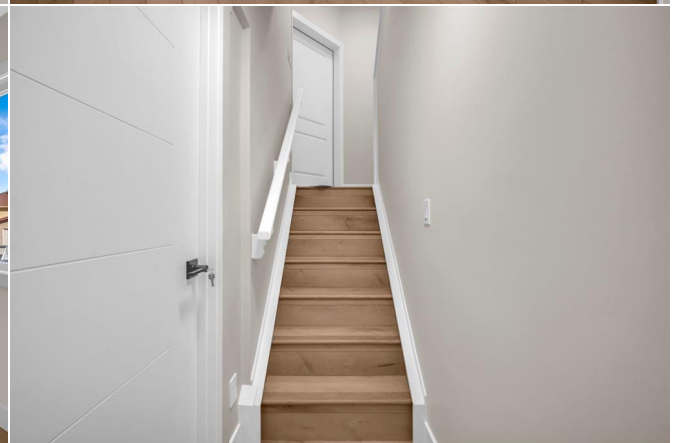
Inclusions:
Property Listed By:

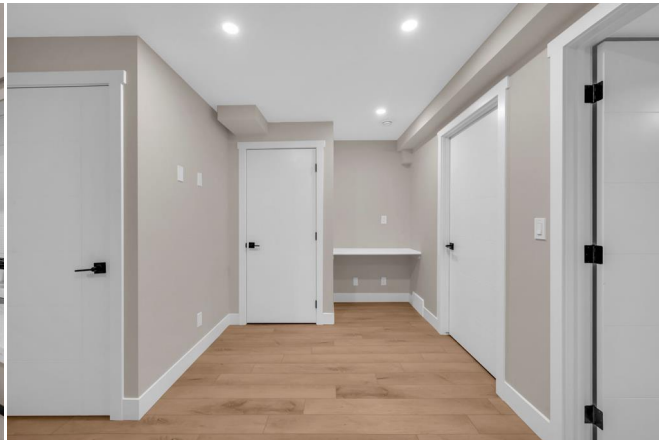
N/A
Coldwell Banker Mountain Central

TO VIEW THIS PROPERTY WITH AN A-TEAM BUYER'S AGENT PLEASE CONTACT (587) 700-7123











36 Falmere Way NE, Calgary, AB

Main Floor Exterior Area 810.79 sq ft
Interior Area 738.67 sq ft



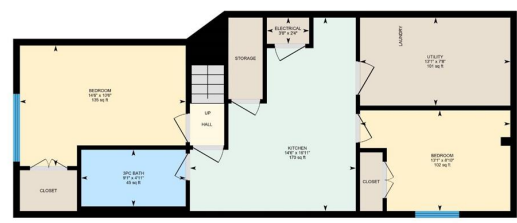
PREPARED: 2024/10/08



While regions are excluded from total floor area in GLIDE floor plans, all room dimensions and floor areas must be considered approximate and are subject to independent verification.

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Basement (Below Grade) Exterior Area 743.86 sq ft
Interior Area 678.92 sq ft



PREPARED: 2024/10/08



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