

# **\$589,900 - 248 Falmere Way Ne, Calgary**

MLS® #A2248853

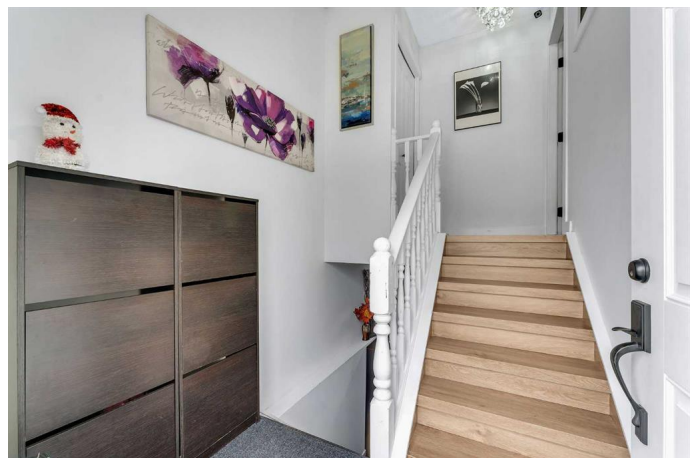
**\$589,900**

6 Bedroom, 4.00 Bathroom, 1,113 sqft

Residential on 0.06 Acres

Falconridge, Calgary, Alberta

FIRST TIME HOME BUYERS AND INVESTORS ALERT !!! FULLY RENOVATED ! EXCEPTIONAL BILEVEL ! LEGAL BASEMENT SUITE ! UNIQUE PROPERTY! 6 BED 3.5 BATHS ! Welcome to this stunning 1112.65 sq ft in the most sought after community of Falconridge . This beauty has been completely renovated inside and out , making it a 100% move in ready. Featuring 6 BEDS AND 3.5 BATHROOMS including a 2 bed and 1 bath LEGAL BASEMENT SUITE AND ADDITIONAL 1 BED AND 1 BATH in the basement with SEPARATE LAUNDRY, THIS HOME IS PERFECT for families or Investors looking for STRONG RENTAL INCOME . MAJOR UPGRADES INCLUDE NEW SHINGLES!NEW GUTTERS, SOFFIT ,FASCIA , NEW SIDING (2022).NEW FLOORING , NEW DOORS AND WINDOWS( TRIPPLE PANE) AND NEW LIGHT FIXTURES ON THE MAIN LEVEL.NEW PAINT ON THE MAIN FLOOR. Exterior upgrades include NEW FENCE AND NEW WALKWAY. The upper level offers 3 bedrooms and 1.5 baths, bright living space and its own laundry, while the legal basement suite is self contained with its own entrance. Located on a paved back alley and just steps away from Schools, Playgrounds and shopping center's , this is your chance to own a Modern ,stylish home with built in income potential. ADDED VALUE- SECURITY CAMERAS AT THE BACK , FRONT AND INSIDE ENTRANCE WITH 1 TB NVR VIDEO



RECORDING.!!This beauty wont last long.  
CALL YOUR FAVOURITE REALTOR TO  
BOOK A SHOWING .!!

Built in 1987

### Essential Information

|                |             |
|----------------|-------------|
| MLS® #         | A2248853    |
| Price          | \$589,900   |
| Bedrooms       | 6           |
| Bathrooms      | 4.00        |
| Full Baths     | 3           |
| Half Baths     | 1           |
| Square Footage | 1,113       |
| Acres          | 0.06        |
| Year Built     | 1987        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | Bi-Level    |
| Status         | Active      |

### Community Information

|             |                    |
|-------------|--------------------|
| Address     | 248 Falmere Way Ne |
| Subdivision | Falconridge        |
| City        | Calgary            |
| County      | Calgary            |
| Province    | Alberta            |
| Postal Code | T3J2X6             |

### Amenities

|                |            |
|----------------|------------|
| Parking Spaces | 1          |
| Parking        | Off Street |

### Interior

|                   |                                                                           |
|-------------------|---------------------------------------------------------------------------|
| Interior Features | No Animal Home, No Smoking Home                                           |
| Appliances        | Dishwasher, Dryer, Gas Range, Microwave, Range Hood, Refrigerator, Washer |
| Heating           | Forced Air, Natural Gas                                                   |
| Cooling           | None                                                                      |

|                 |                       |
|-----------------|-----------------------|
| Fireplace       | Yes                   |
| # of Fireplaces | 1                     |
| Fireplaces      | Gas                   |
| Has Basement    | Yes                   |
| Basement        | Finished, Full, Suite |

## Exterior

|                   |                                      |
|-------------------|--------------------------------------|
| Exterior Features | Balcony, Private Yard                |
| Lot Description   | Back Lane, Landscaped, Lawn, Private |
| Roof              | Asphalt Shingle                      |
| Construction      | Vinyl Siding, Wood Frame             |
| Foundation        | Poured Concrete                      |

## Additional Information

|                |                   |
|----------------|-------------------|
| Date Listed    | August 15th, 2025 |
| Days on Market | 21                |
| Zoning         | R-CG              |

## Listing Details

|                |                                |
|----------------|--------------------------------|
| Listing Office | Executive Real Estate Services |
|----------------|--------------------------------|

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