

# \$579,900 - 57 Falmere Way Ne, Calgary

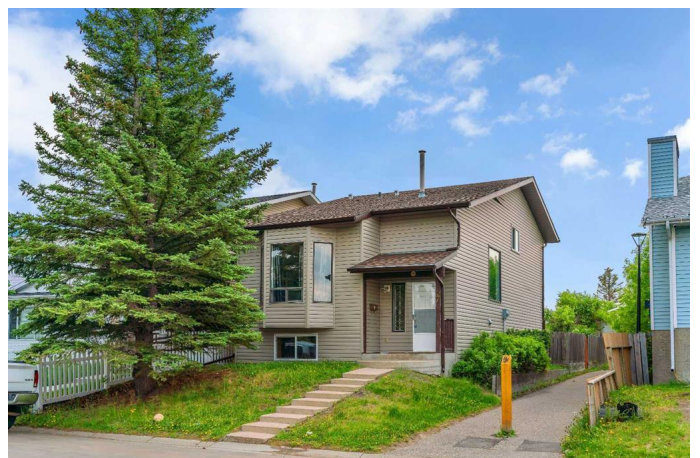
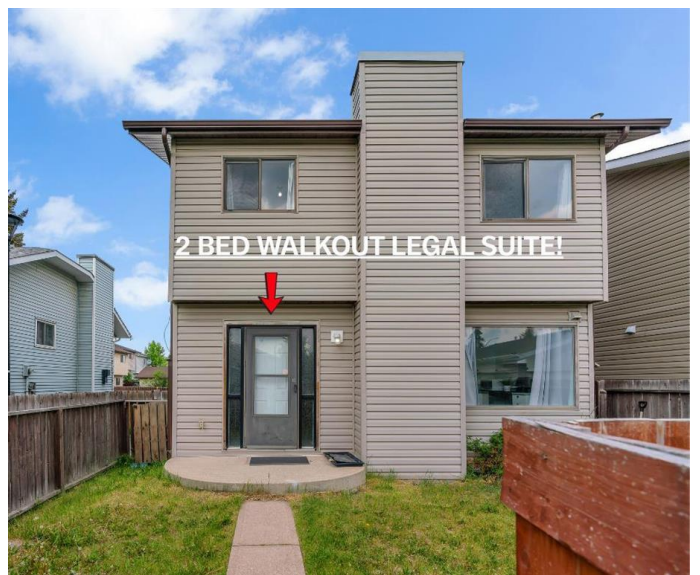
MLS® #A2236253

**\$579,900**

5 Bedroom, 3.00 Bathroom, 1,445 sqft  
Residential on 0.07 Acres

Falconridge, Calgary, Alberta

\*Watch the video\* Open House: July 6th:  
230pm - 430pm. Home Sweet Home!  
Fantastic Opportunity for all First Time Buyers  
& Investors! Spacious 4 Level Split (3RD  
LEVEL WALKOUT) Home with a 2 BED + 1  
BATH LEGAL SUITE (New APPROVED)  
Situating in the heart of NE in the popular  
community of Falconridge with a world full of  
amenities at your door steps! OVER 1750  
SQFT OF LIVING SPACE | 5 BEDROOMS |  
2.5 BATHROOMS | SOUTH BACKYARD | 2  
BED WALKOUT LEGAL SUITE | NEWER  
EXTERIOR | HIGH CEILINGS | EXCELLENT  
LOCATION. Recent Upgrades: Roof, Siding,  
Brand New Pot Lights, Brand New Basement  
Windows, Brand New Basement Bedroom  
Paint. Upon entrance, you'll be wowed by the  
vaulted ceilings in the living room and the bay  
windows - a great spot for your daily  
entertainment! The functional kitchen features  
QUARTZ Countertops and elegant oak  
cabinetry. Adjacent to the kitchen is the dining  
area with a big window, Walking up - level 2  
offers 3 well appointed bedrooms, 1 full  
bathroom, and a 1/2 bath ensuite! The primary  
bedroom is spacious, along with a nice 2nd  
bedroom, and a 3rd kids bedroom or a work  
from home area. The third level is an amazing  
feature with direct access to the backyard!  
Excellent income potential for long term rentals  
or AIRBNB! Fully equipped with a kitchen with  
a great sized window, a spacious rec room,  
and the common laundry area with a private  
door. Downstairs includes new painted 2



bedrooms with OVERSIZED WINDOWS. The SOUTH BACKYARD is a great spot for all families to enjoy their summers. It also has an additional parking pad as well. Excellent 10/10 location - minutes away from schools, parks, playgrounds, LRT Station, Shopping complex, restaurants, and easy access to Downtown. This home won't disappoint you!

Built in 1987

**Essential Information**

|                |               |
|----------------|---------------|
| MLS® #         | A2236253      |
| Price          | \$579,900     |
| Bedrooms       | 5             |
| Bathrooms      | 3.00          |
| Full Baths     | 2             |
| Half Baths     | 1             |
| Square Footage | 1,445         |
| Acres          | 0.07          |
| Year Built     | 1987          |
| Type           | Residential   |
| Sub-Type       | Detached      |
| Style          | 4 Level Split |
| Status         | Active        |

**Community Information**

|             |                   |
|-------------|-------------------|
| Address     | 57 Falmere Way Ne |
| Subdivision | Falconridge       |
| City        | Calgary           |
| County      | Calgary           |
| Province    | Alberta           |
| Postal Code | T3J 2Z2           |

**Amenities**

|                |                         |
|----------------|-------------------------|
| Parking Spaces | 2                       |
| Parking        | Off Street, Parking Pad |

**Interior**

|                   |                                                                                 |
|-------------------|---------------------------------------------------------------------------------|
| Interior Features | Open Floorplan, Quartz Counters, See Remarks, Vaulted Ceiling(s)                |
| Appliances        | Dishwasher, Dryer, Range Hood, Refrigerator, Stove(s), Washer, Window Coverings |
| Heating           | Forced Air                                                                      |
| Cooling           | None                                                                            |
| Has Basement      | Yes                                                                             |
| Basement          | Exterior Entry, Finished, Full, Walk-Out, Suite                                 |

## Exterior

|                   |                      |
|-------------------|----------------------|
| Exterior Features | Other                |
| Lot Description   | Back Lane, Back Yard |
| Roof              | Shingle              |
| Construction      | Vinyl Siding         |
| Foundation        | Poured Concrete      |

## Additional Information

|                |                |
|----------------|----------------|
| Date Listed    | July 2nd, 2025 |
| Days on Market | 2              |
| Zoning         | R-C2           |

## Listing Details

|                |                                  |
|----------------|----------------------------------|
| Listing Office | Diamond Realty & Associates LTD. |
|----------------|----------------------------------|

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