



57 Falmere Way Calgary Alberta

\$599,900

Watch the video Open House: June 21st: 2pm-4pm.. 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) Situated 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! (id:6769)

2pc Bathroom 4.92 Ft x 6.17 Ft

4pc Bathroom 7.50 Ft x 5.25 Ft

Bedroom 7.17 Ft x 8.50 Ft

Bedroom 10.50 Ft x 9.08 Ft

Primary Bedroom 10.83 Ft x 14.25 Ft

4pc Bathroom 7.58 Ft x 5.00 Ft

Kitchen 14.08 Ft x 8.00 Ft

Recreational, Games room 13.75 Ft x 19.42 Ft

Laundry room 7.50 Ft x 5.50 Ft

Bedroom 10.42 Ft x 9.67 Ft

Bedroom 13.25 Ft x 8.25 Ft

Dining room 7.42 Ft x 8.83 Ft

Kitchen 14.33 Ft x 9.00 Ft

Living room 13.67 Ft x 14.00 Ft

Listing Presented By:



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(CENTRAL)**

773 Glenmore rd , Calgary, British
Columbia, V1V 3B9

Phone: (403) 850-6722
ctimos@telus.net