



REALTOR®



56 Falmead Road Calgary Alberta

\$489,000

Investor Alert & First-Time Buyer Gem! Welcome to 56 Falmead Road NE -- a beautifully renovated 4-bedroom bi-level home in the heart of Falconridge, one of Calgary's most vibrant and family-friendly communities. Whether you're entering the market or expanding your portfolio, this turnkey property offers unbeatable value and versatility. The main level welcomes you with a bright, open-concept living space featuring knockdown ceilings, pot lights, and large windows that flood the home with natural light. The updated kitchen is a showstopper with quartz countertops, stainless steel appliances, and soft-close cabinetry -- combining style and functionality for everyday living. Enjoy the convenience of main floor laundry and three generous bedrooms, including a primary suite with direct access to a two-tiered backyard deck -- the perfect spot for morning coffee or evening unwinding. Downstairs, the illegal 1-bedroom suite has its own separate entrance and includes a full kitchen, private laundry, a comfortable living room, a well-sized bedroom with walk-in closet, and a full bathroom. Whether you're accommodating extended family or looking for rental income potential, this thoughtfully designed lower level is a major bonus. Key upgrades include: New roof (2022) Newer furnace and hot water tank (2018) Updated fascia and finishes throughout. The fully fenced backyard offers plenty of space for kids, pets, or weekend barbecues, with a large deck and a storage shed for added convenience. Centrally located near schools, parks, shopping, and transit, this home puts everything you need within easy reach. Don't miss your chance to own a stylish, income-generating home in one of NE Calgary's most accessible neighborhoods. Book your private showing today! (id:6769)

Bedroom 8.17 Ft x 13.17 Ft
Other 4.17 Ft x 4.67 Ft
Other 13.92 Ft x 14.75 Ft
Other 11.17 Ft x 8.42 Ft
3pc Bathroom 5.00 Ft x 6.58 Ft
Other 8.50 Ft x 11.75 Ft
Furnace 14.75 Ft x 6.00 Ft

Laundry room 2.58 Ft x 6.58 Ft
Living room 12.83 Ft x 14.25 Ft
Dining room 13.25 Ft x 8.33 Ft
Kitchen 8.92 Ft x 8.42 Ft
4pc Bathroom 4.92 Ft x 7.75 Ft
Bedroom 9.67 Ft x 7.92 Ft
Bedroom 12.67 Ft x 7.67 Ft

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Listing Presented By:



Originally Listed by:
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Other 3.50 Ft x 7.17 Ft

Primary Bedroom 9.33 Ft x 11.25 Ft