



202 Falmere Way Calgary Alberta

\$575,000

HOME SWEET HOME! This is your DESIRABLE, AFFORDABLE INVESTMENT OPPORTUNITY in the heart of Falcnridge! Welcome to this freshly updated bi-level home offering 5 bedrooms, 3 bedrooms and 2,156+ SQFT of contemporary, move-in ready SQFT throughout and a ILLEGAL, WALKOUT BASEMENT SUITE giving you INCREDIBLE INVESTMENT and MORTGAGE HELPER POTENTIAL! Heading inside you will love the seamless, wonderfully maintained and recently renovated chic floor plan with a sun-drenched living room, formal dining area, modern chef's kitchen complete with stainless steel appliances, stylish backsplash, gleaming quartz countertops and ample cabinet space. Completing this floor is the magnificent primary bedroom retreat with a stunning 4 piece ensuite bathroom, 2 generous sized bedrooms, separate main floor laundry and a fantastic 4 piece bathroom. The downstairs ILLEGAL BASEMENT SUITE offers 2 spacious bedrooms, a 4 piece bathroom, spacious living room, laundry room, tons of storage space and a stylish fully equipped kitchen with a stainless steel stove, quartz countertops, stylish backsplash, private laundry and a private entrance. Outside, you will find your fully fenced backyard with a patio area with space to park behind the house, in the lane to the side and street parking. PERFECT LOCATION close to parks, schools, shopping, Coop, public transportation, major roadways and various other major amenities. You do not want to miss out on this opportunity if you are a FIRST TIME HOME BUYER or an INVESTOR! Book your private viewing today! (id:6769)

Living room 13.25 Ft x 8.50 Ft

Kitchen 13.08 Ft x 11.25 Ft

Bedroom 16.33 Ft x 8.75 Ft

Bedroom 14.00 Ft x 13.83 Ft

Furnace 9.75 Ft x 5.42 Ft

4pc Bathroom 8.50 Ft x 5.33 Ft

Foyer 6.75 Ft x 4.00 Ft

Living room 15.00 Ft x 12.08 Ft

Dining room 10.75 Ft x 8.83 Ft

Kitchen 9.83 Ft x 9.67 Ft

Primary Bedroom 16.58 Ft x 13.00 Ft

4pc Bathroom 7.75 Ft x 5.25 Ft

Bedroom 9.83 Ft x 8.00 Ft

Bedroom 9.83 Ft x 8.42 Ft

4pc Bathroom 8.67 Ft x 5.25 Ft

Listing Presented By:



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<http://www.homesweethometeam.ca/>

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