30 Falmere Way Calgary Alberta

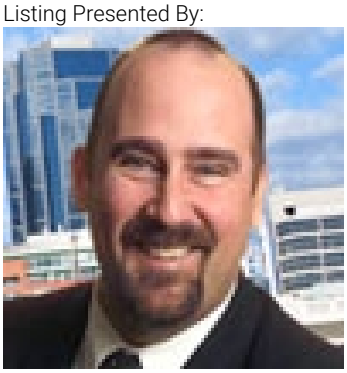
$479,900

OPEN HOUSE CANCELLED MARCH 8, 2026 !1 Move-In Ready 4-Bedroom Bi-Level with Separate Entrance!Watch your kids walk to school right from your front porch! This updated bi-level home offers comfort, flexibility, and a bright, welcoming atmosphere throughout.Upon entry, you'll find a separate entrance layout -- with one interior door leading to the upper level and another to the lower level, providing outstanding privacy and versatility for extended family living.The main level features a spacious living room filled with natural light from the new bay window. The kitchen showcases granite countertops and newer stainless-steel appliances, offering an efficient and stylish workspace. The primary bedroom includes a private 3-piece ensuite, while a second bedroom, a full main bath, and a convenient upper-level laundry complete this floor.The fully developed lower level features its own separate entrance, a second kitchen, rec room, two bedrooms, and a full bathroom, and laundry room -- ideal for large families, in-laws, or potential suite use .Recent updates include new LVP flooring throughout (2025), bay window, furnace (2016), roof (2019), and window coverings.Located close to schools, parks, shopping, and transit, this move-in-ready home is perfect for growing or multi-generational families seeking comfort and convenience. (id:6769)

Recreational, Games room 11.60 M x 14.50 M
Kitchen 9.80 M x 10.20 M
Bedroom 13.10 M x 8.11 M
Bedroom 10.70 M x 7.70 M
4pc Bathroom Measurements not available
Living room 14.60 M x 14.40 M

Dining room 6.10 M x 9.50 M
Kitchen 10.70 M x 9.50 M
Primary Bedroom 15.60 M x 8.20 M
Bedroom 11.10 M x 8.50 M
3pc Bathroom Measurements not available
4pc Bathroom Measurements not available

Listing Presented By:



Originally Listed by:
RE/MAX Realty Professionals

http://www.shelinawardrope.com/

RE/MAX Realty Professionals

#10, 6020 - 1A ST SW , Calgary, AB,

Phone: 403-259-4141
darylcarlson@shaw.ca