

# \$599,000 - 431 Falmere Road Ne, Calgary

MLS® #A2219404

**\$599,000**

5 Bedroom, 3.00 Bathroom, 1,073 sqft  
Residential on 0.09 Acres

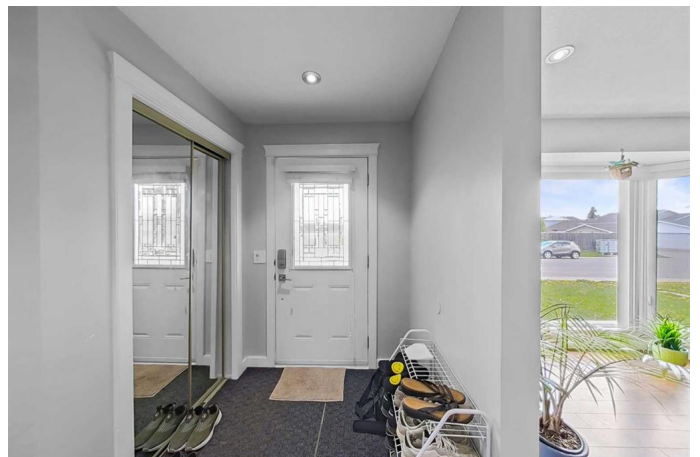
Falconridge, Calgary, Alberta

This well-maintained and fully updated home nestled in one of the most convenient community of Falconridge offers generous living space across two fully developed floors. The main floor features 3 bedrooms, a full 4-piece bathroom, and an additional half bath, perfect for family living. The open-concept layout is enhanced by beautiful laminate flooring, stylish feature walls, and large windows that fill the space with natural light. The basement boasts 2 more bedrooms and a full bathroom, along with its own kitchen and a large rec room—an ideal setup for multi-generational living or rental potential. Additional highlights include an oversized double detached garage to fulfil your parking needs, a separate side entry to the basement for added privacy, air conditioning for year-round comfort, and a fully fenced yard for security. The front yard is adorned with a lovely tree, enhancing the home's curb appeal. Located in the desirable Falconridge neighborhood, this home is just moments from shopping, schools, the Don Hartman Sportsplex, and public transportation, providing excellent convenience for everyday living. Don't miss this opportunity — schedule a private viewing today!

Built in 1983

## Essential Information

MLS® #                      A2219404



Price	\$599,000
Bedrooms	5
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,073
Acres	0.09
Year Built	1983
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Active

### Community Information

Address	431 Falmere Road Ne
Subdivision	Falconridge
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3J 2Z8

### Amenities

Parking Spaces	4
Parking	Double Garage Detached, Garage Door Opener
# of Garages	2

### Interior

Interior Features	No Smoking Home, Quartz Counters
Appliances	Central Air Conditioner, Dishwasher, Electric Stove, Range Hood, Refrigerator, Washer/Dryer, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	Central Air
Has Basement	Yes
Basement	Exterior Entry, Finished, Full, Suite

### Exterior

Exterior Features	Playground
Lot Description	Back Lane, Back Yard, Front Yard, Landscaped, Rectangular Lot, Street Lighting

Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Frame
Foundation	Poured Concrete

**Additional Information**

Date Listed	May 23rd, 2025
Days on Market	2
Zoning	R-CG

**Listing Details**

Listing Office	Prep Ultra
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