

# \$589,900 - 248 Falmere Way Ne, Calgary

MLS® #A2248853

**\$589,900**

6 Bedroom, 4.00 Bathroom, 1,113 sqft

Residential on 0.06 Acres

Falconridge, Calgary, Alberta

FIRST TIME HOME BUYERS AND INVESTORS ALERT !!! FULLY RENOVATED ! EXCEPTIONAL BILEVEL ! LEGAL BASEMENT SUITE ! UNIQUE PROPERTY! 6 BED 3.5 BATHS ! Welcome to this stunning 1112.65 sq ft in the most sought after community of Falconridge . This beauty has been completely renovated inside and out , making it a 100% move in ready. Featuring 6 BEDS AND 3.5 BATHROOMS including a 2 bed and 1 bath LEGAL BASEMENT SUITE AND ADDITIONAL 1 BED AND 1 BATH in the basement with SEPARATE LAUNDRY, THIS HOME IS PERFECT for families or Investors looking for STRONG RENTAL INCOME . MAJOR UPGRADES INCLUDE NEW SHINGLES!NEW GUTTERS, SOFFIT ,FASCIA , NEW SIDING (2022).NEW FLOORING , NEW DOORS AND WINDOWS( TRIPPLE PANE) AND NEW LIGHT FIXTURES ON THE MAIN LEVEL.NEW PAINT ON THE MAIN FLOOR. Exterior upgrades include NEW FENCE AND NEW WALKWAY. The upper level offers 3 bedrooms and 1.5 baths, bright living space and its own laundry, while the legal basement suite is self contained with its own entrance. Located on a paved back alley and just steps away from Schools, Playgrounds and shopping center's , this is your chance to own a Modern ,stylish home with built in income potential. ADDED VALUE- SECURITY CAMERAS AT THE BACK , FRONT AND INSIDE ENTRANCE WITH 1 TB NVR VIDEO



RECORDING.!!This beauty wont last long.  
CALL YOUR FAVOURITE REALTOR TO  
BOOK A SHOWING .!!

Built in 1987

### Essential Information

MLS® #	A2248853
Price	\$589,900
Bedrooms	6
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	1,113
Acres	0.06
Year Built	1987
Type	Residential
Sub-Type	Detached
Style	Bi-Level
Status	Active

### Community Information

Address	248 Falmere Way Ne
Subdivision	Falconridge
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3J2X6

### Amenities

Parking Spaces	1
Parking	Off Street

### Interior

Interior Features	No Animal Home, No Smoking Home
Appliances	Dishwasher, Dryer, Gas Range, Microwave, Range Hood, Refrigerator, Washer
Heating	Forced Air, Natural Gas
Cooling	None

Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
Has Basement	Yes
Basement	Finished, Full, Suite

## Exterior

Exterior Features	Balcony, Private Yard
Lot Description	Back Lane, Landscaped, Lawn, Private
Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Frame
Foundation	Poured Concrete

## Additional Information

Date Listed	August 15th, 2025
Zoning	R-CG

## Listing Details

Listing Office	Executive Real Estate Services
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