

# \$599,900 - 391 Falmere Road Ne, Calgary

MLS® #A2207319

**\$599,900**

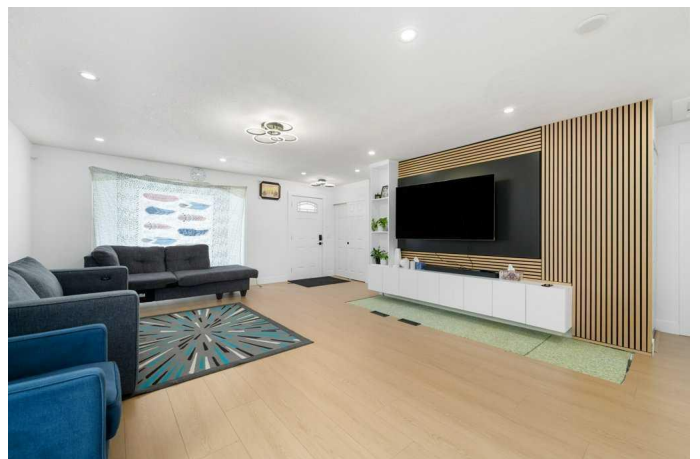
6 Bedroom, 4.00 Bathroom, 1,063 sqft  
Residential on 0.09 Acres

Falconridge, Calgary, Alberta

This fully renovated home in Falconridge features a thoughtfully designed main floor with a spacious primary bedroom complete with an ensuite, two additional well-sized bedrooms, and a modern 3-piece bathroom. The open-concept layout is enhanced by beautiful hardwood flooring, stylish feature walls, and large windows that fill the space with natural light. The brand-new kitchen boasts sleek quartz countertops, new stainless steel appliances, and ample cabinet space, making it both functional and elegant. The illegal suite offers three additional bedrooms, two full bathrooms, and a separate entrance, providing great potential for extended family. The oversized double detached garage is insulated, drywalled, and equipped with its own electrical panel. Situated on a north-facing pie lot, the property includes a fenced yard with fruit trees, a concrete walkway around the house, and a paved back alley for easy access. Major upgrades include a new furnace, hot water tank, and humidifier (2012), new windows, new roof shingles and gutters (2021), and two new toilets. Conveniently located near shopping, schools, Don Hartman Sportsplex, and public transportation, this move-in-ready home is a fantastic opportunity.

Built in 1983

## Essential Information



MLS® #	A2207319
Price	\$599,900
Bedrooms	6
Bathrooms	4.00
Full Baths	4
Square Footage	1,063
Acres	0.09
Year Built	1983
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Active

### **Community Information**

Address	391 Falmere Road Ne
Subdivision	Falconridge
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3J 2Z8

### **Amenities**

Parking Spaces	4
Parking	Double Garage Detached
# of Garages	2

### **Interior**

Interior Features	Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Quartz Counters, Separate Entrance, Vinyl Windows
Appliances	Dishwasher, Dryer, Electric Stove, Garage Control(s), Gas Range, Range Hood, Refrigerator, Washer
Heating	Central, Fireplace(s), Forced Air
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Electric
Has Basement	Yes
Basement	Exterior Entry, Finished, Full, Suite, Walk-Up To Grade

### **Exterior**

Exterior Features	Fire Pit, Private Yard
Lot Description	Back Lane, Back Yard, Pie Shaped Lot, Treed
Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Frame, Asphalt
Foundation	Poured Concrete

### **Additional Information**

Date Listed	March 31st, 2025
Days on Market	3
Zoning	R-CG

### **Listing Details**

Listing Office	PREP Realty
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