

# \$494,500 - 30 Falmere Way Ne, Calgary

MLS® #A2265327

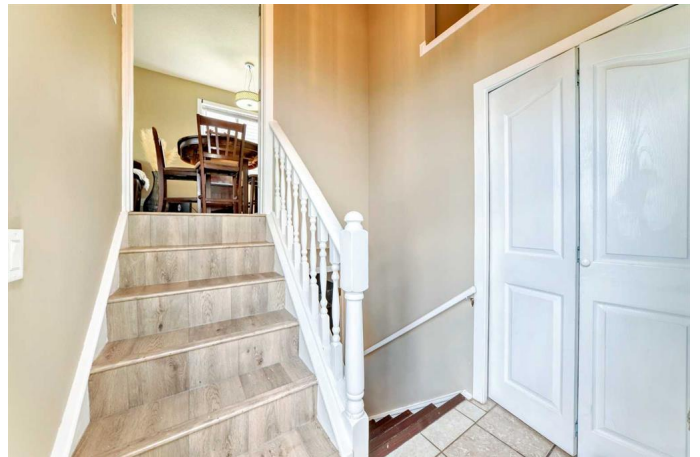
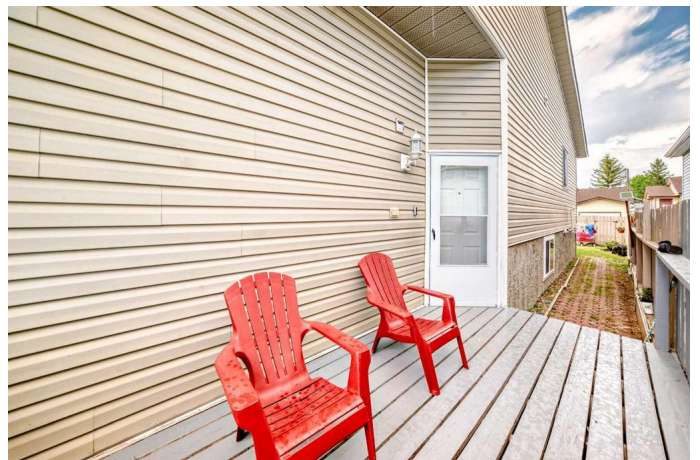
**\$494,500**

4 Bedroom, 3.00 Bathroom, 820 sqft

Residential on 0.06 Acres

Falconridge, Calgary, Alberta

This is the ONE you've been waiting for!!  
UPDATED, BI-LEVEL in popular & family-friendly Falconridge with 4 bedrooms and 3 FULL BATHROOMs RIGHT across from the playground/ green space is up for sale. This home has been lovingly maintained and cared for over the years. Lots of recent updates include NEW flooring, new upper level blinds, front bay window, upgraded S/S kitchen appliances - all done in 2025. Upon entry, you're greeted with a warm and inviting living space on the left and a cheery kitchen in the center. Lots of windows and light throughout this level. On the other side of the house are 2 bedrooms with a spacious primary and it's own ensuite 3 pc bath. The second bedroom on this level is also ample sized with a common 4 pc bathroom. Going down the stairs to the lower level - you're greeted with another big living room on the left, central kitchen with it's own separate appliances and 2 more spacious bedrooms, WITH BIG WINDOWS so that you don't feel like you're in a basement!! A full 4 pc bathroom down the hall way and a storage/ mechanical space at the back, which also contains this unit's own laundry complete this level. This MOVE-IN ready home offers potential for basement to be rented out (as illegal suite) with live-up-and-rent-down arrangement as a mortgage helper! Right across from the park, minutes to transit, schools, playgrounds, other commercial amenities and EASY access to 68th, Mcknight and Stoney Trail - this home is



in an exceptional location!! New bay window,  
Upstairs Stacked Washer/Dryer,  
microwave/hood fan and dishwasher and LVP  
flooring throughout in 2025. NEW Furnace  
2016. New Roof 2019. Come see for yourself,  
you DO NOT want to miss this!!

Built in 1988

**Essential Information**

|                |             |
|----------------|-------------|
| MLS® #         | A2265327    |
| Price          | \$494,500   |
| Bedrooms       | 4           |
| Bathrooms      | 3.00        |
| Full Baths     | 3           |
| Square Footage | 820         |
| Acres          | 0.06        |
| Year Built     | 1988        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | Bi-Level    |
| Status         | Active      |

**Community Information**

|             |                   |
|-------------|-------------------|
| Address     | 30 Falmere Way Ne |
| Subdivision | Falconridge       |
| City        | Calgary           |
| County      | Calgary           |
| Province    | Alberta           |
| Postal Code | T3J2Z1            |

**Amenities**

|                |                         |
|----------------|-------------------------|
| Parking Spaces | 2                       |
| Parking        | Off Street, Parking Pad |

**Interior**

|                   |                                                                                                  |
|-------------------|--------------------------------------------------------------------------------------------------|
| Interior Features | Chandelier, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Storage, Vaulted Ceiling(s) |
| Appliances        | Dishwasher, Dryer, Electric Cooktop, Electric Stove, Microwave Hood                              |

|              |                                                 |
|--------------|-------------------------------------------------|
|              | Fan, Refrigerator, Washer, Washer/Dryer Stacked |
| Heating      | Forced Air                                      |
| Cooling      | None                                            |
| Has Basement | Yes                                             |
| Basement     | Full                                            |

## Exterior

|                   |                                                                                                                                      |
|-------------------|--------------------------------------------------------------------------------------------------------------------------------------|
| Exterior Features | Garden, Private Entrance, Private Yard, Storage                                                                                      |
| Lot Description   | Back Lane, Back Yard, Environmental Reserve, Few Trees, Garden, Interior Lot, Level, Low Maintenance Landscape, Private, See Remarks |
| Roof              | Asphalt Shingle                                                                                                                      |
| Construction      | Wood Frame                                                                                                                           |
| Foundation        | Poured Concrete                                                                                                                      |

## Additional Information

|                |                    |
|----------------|--------------------|
| Date Listed    | October 17th, 2025 |
| Days on Market | 23                 |
| Zoning         | R-CG               |

## Listing Details

|                |                |
|----------------|----------------|
| Listing Office | Sutton Beeline |
|----------------|----------------|

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