

\$590,000 - 202 Falmere Way Ne, Calgary

MLS® #A2264397

\$590,000

5 Bedroom, 3.00 Bathroom, 1,108 sqft

Residential on 0.07 Acres

Falconridge, Calgary, Alberta

HOME SWEET HOME! This is your DESIRABLE, AFFORDABLE INVESTMENT OPPORTUNITY in the heart of Falconridge! Welcome to this freshly updated bi-level home offering 5 bedrooms, 3 bedrooms and 2,156+ SQFT of contemporary, move-in ready SQFT throughout and a ILLEGAL, WALKOUT BASEMENT SUITE giving you INCREDIBLE INVESTMENT and MORTGAGE HELPER POTENTIAL! Heading inside you will love the seamless, wonderfully maintained and recently renovated chic floor plan with a sun-drenched living room, formal dining area, modern chef's kitchen complete with stainless steel appliances, stylish backsplash, gleaming quartz countertops and ample cabinet space. Completing this floor is the magnificent primary bedroom retreat with a stunning 4 piece ensuite bathroom, 2 generous sized bedrooms, separate main floor laundry and a fantastic 4 piece bathroom. The downstairs ILLEGAL BASEMENT SUITE offers 2 spacious bedrooms, a 4 piece bathroom, spacious living room, laundry room, tons of storage space and a stylish fully equipped kitchen with a stainless steel stove, quartz countertops, stylish backsplash, private laundry and a private entrance. Outside, you will find your fully fenced backyard with a patio area with space to park behind the house, in the lane to the side and street parking. PERFECT LOCATION close to parks, schools, shopping, Coop, public transportation, major roadways and various other major amenities.



You do not want to miss out on this opportunity if you are a FIRST TIME HOME BUYER or an INVESTOR! Book your private viewing today!

Built in 1987

Essential Information

MLS® #	A2264397
Price	\$590,000
Bedrooms	5
Bathrooms	3.00
Full Baths	3
Square Footage	1,108
Acres	0.07
Year Built	1987
Type	Residential
Sub-Type	Detached
Style	Bi-Level
Status	Active

Community Information

Address	202 Falmere Way Ne
Subdivision	Falconridge
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3J 2Y1

Amenities

Parking	Off Street
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Interior

Interior Features	Built-in Features, Closet Organizers, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Separate Entrance, Storage
Appliances	Dishwasher, Dryer, Electric Stove, Range Hood, Refrigerator, Washer
Heating	Forced Air, Natural Gas
Cooling	None
Has Basement	Yes

Basement Full

Exterior

Exterior Features Private Entrance, Private Yard, Storage

Lot Description	Back Lane, Back Yard, City Lot, Corner Lot, Few Trees, Front Yard, Level, Low Maintenance Landscape, Private, Treed, Views
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Roof Asphalt Shingle

Construction	Vinyl Siding, Wood Frame
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Foundation Poured Concrete

Additional Information

Date Listed November 13th, 2025

Days on Market 4

Zoning R-CG

Listing Details

Listing Office Century 21 Bamber Realty LTD.

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