

**55 Falmere Way NE**  
**Calgary, Alberta**

**MLS # A2205241**



**\$549,900**

<b>Division:</b>	Falconridge		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,160 sq.ft.	<b>Age:</b>	1988 (37 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	2
<b>Garage:</b>	Alley Access, Double Garage Detached, Garage Faces Rear		
<b>Lot Size:</b>	0.06 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, Front Yard, Landscaped, Rectangular Lot		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Hardwood, Vinyl	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding, Wood Frame	<b>Zoning:</b>	R-CG
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Granite Counters, No Smoking Home, Open Floorplan, Vinyl Windows		

**Inclusions:** Gazebo and shed

Welcome to this beautifully-maintained and fully finished two-storey home, ideally located on a quiet street in the highly sought-after community of Falconridge. Offering fantastic value and a long list of recent upgrades, this home is perfect for families or investors alike. Boasting over 1,700 sq ft of total living space, this property features a functional floor plan. The main floor welcomes you with a cozy living room, a formal dining area, and an updated kitchen with a bright breakfast nook. From here, step outside to your private backyard retreat, complete with a concrete patio, a gazebo, and access to a double detached garage. Upstairs, you'll find three generously sized bedrooms, including a spacious primary bedroom, and a 4-piece bathroom to serve the upper level. The fully developed basement offers great additional living space with a large family room, a fourth bedroom, a second 4-piece bathroom, and dedicated laundry space. Recent Upgrades Include: All new windows throughout (2023) Hot water tank & furnace (2023) Water softener and filtration system Front yard fencing Backyard concrete patio & gazebo New shingles scheduled for installation in April 2025 Conveniently located close to schools, shopping, parks, transit, and major roadways. Don't miss your opportunity to own this move-in-ready home in one of Calgary's most established and connected neighbourhoods. Book your private showing today!