

# \$484,888 - 109 Falmere Way Ne, Calgary

MLS® #A2214840

**\$484,888**

3 Bedroom, 3.00 Bathroom, 1,062 sqft

Residential on 0.09 Acres

Falconridge, Calgary, Alberta

This house has total 4 Bedrooms, 2 and half Bathrooms, super convenient Location, fully completed basement with 1 full bathroom in the basement. Beautiful private yard comes with Huge space. There is a lot of parking space in the front of the house. Back yard has great size space for families to access. Beautiful yard is fully fenced. Walking distance to bus stop, schools, shopping center and gas station. It is easy to downtown, and Stoney Trail. This is a great resident and investment opportunity. You must see it.

Built in 1988

## Essential Information

|                |             |
|----------------|-------------|
| MLS® #         | A2214840    |
| Price          | \$484,888   |
| Bedrooms       | 3           |
| Bathrooms      | 3.00        |
| Full Baths     | 2           |
| Half Baths     | 1           |
| Square Footage | 1,062       |
| Acres          | 0.09        |
| Year Built     | 1988        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | 2 Storey    |
| Status         | Active      |

## Community Information



|             |                    |
|-------------|--------------------|
| Address     | 109 Falmere Way Ne |
| Subdivision | Falconridge        |
| City        | Calgary            |
| County      | Calgary            |
| Province    | Alberta            |
| Postal Code | T3J 2Y5            |

### Amenities

|                |                         |
|----------------|-------------------------|
| Parking Spaces | 3                       |
| Parking        | Off Street, Parking Pad |

### Interior

|                   |                                                    |
|-------------------|----------------------------------------------------|
| Interior Features | Quartz Counters                                    |
| Appliances        | Dishwasher, Dryer, Gas Stove, Refrigerator, Washer |
| Heating           | Forced Air                                         |
| Cooling           | None                                               |
| Has Basement      | Yes                                                |
| Basement          | Finished, Full                                     |

### Exterior

|                   |                          |
|-------------------|--------------------------|
| Exterior Features | Private Yard             |
| Lot Description   | Private                  |
| Roof              | Asphalt Shingle          |
| Construction      | Vinyl Siding, Wood Frame |
| Foundation        | Poured Concrete          |

### Additional Information

|                |                  |
|----------------|------------------|
| Date Listed    | April 25th, 2025 |
| Days on Market | 6                |
| Zoning         | R-CG             |

### Listing Details

|                |            |
|----------------|------------|
| Listing Office | CIR Realty |
|----------------|------------|

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