

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

MLS® #A2207319

**\$599,900**

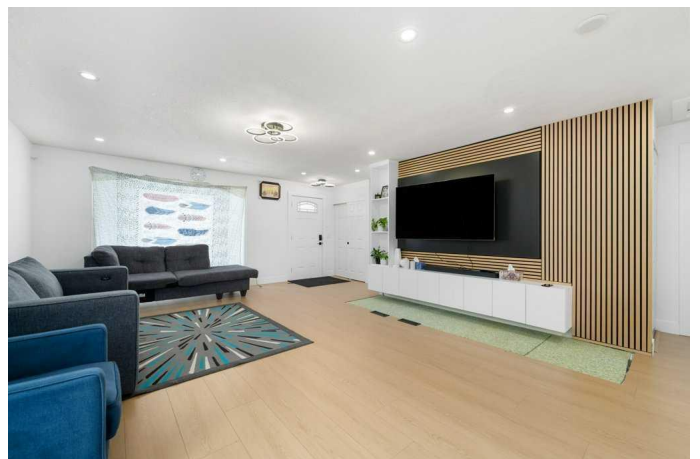
6 Bedroom, 4.00 Bathroom, 1,063 sqft  
Residential on 0.09 Acres

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 | 21               |
| Zoning         | R-CG             |

**Listing Details**

|                |             |
|----------------|-------------|
| Listing Office | PREP Realty |
|----------------|-------------|

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