

# \$509,950 - 30 Falmere Way Ne, Calgary

MLS® #A2230288

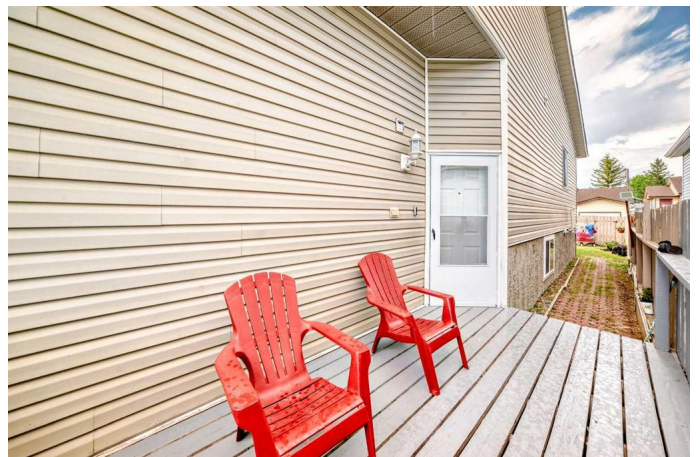
**\$509,950**

4 Bedroom, 3.00 Bathroom, 820 sqft

Residential on 0.06 Acres

Falconridge, Calgary, Alberta

**\*MASSIVE PRICE REDUCTION\*** This is the ONE you've been waiting for!! UPDATED, BI-LEVEL in popular 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 done in the past 1 year including NEW flooring, front bay window, S/S kitchen appliances and much more. Upon entry, you're greeted with a warm and inviting living space on the left and 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 (currently being used as day-home space), 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!! Upgraded S/S fridge and stove installed last year. New bay window, Upstairs Stacked Washer/Dryer, microwave/hood fan and dishwasher and LVP flooring throughout in 2025. Furnace changed in 2016. new UPPER LEVEL blinds, June 2025. New Roof 2019. Come see for yourself, you DO NOT want to miss this!!

Built in 1988

**Essential Information**

MLS® #	A2230288
Price	\$509,950
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

**Interior**

Interior Features	Chandelier, No Animal Home, No Smoking Home
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Appliances	Dishwasher, Dryer, Microwave Hood Fan, Refrigerator, Washer, Washer/Dryer Stacked, Electric Range
Heating	Forced Air
Cooling	None
Has Basement	Yes
Basement	Finished, Full, Suite

## Exterior

Exterior Features	Garden, Private Entrance, Private Yard, Playground
Lot Description	Back Lane, Back Yard, Few Trees, Low Maintenance Landscape, No Neighbours Behind, Rectangular Lot, See Remarks
Roof	Asphalt Shingle
Construction	Wood Frame
Foundation	Poured Concrete

## Additional Information

Date Listed	June 15th, 2025
Days on Market	44
Zoning	R-CG

## Listing Details

Listing Office	Beeline Realty
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