

# \$599,000 - 431 Falmere Road Ne, Calgary

MLS® #A2219404

**\$599,000**

5 Bedroom, 3.00 Bathroom, 1,073 sqft

Residential on 0.09 Acres

Falconridge, Calgary, Alberta

This well-maintained and fully updated home nestled in one of the most convenient community of Falconridge offers generous living space across two fully developed floors. The main floor features 3 bedrooms, a full 4-piece bathroom, and an additional half bath, perfect for family living. The open-concept layout is enhanced by beautiful laminate flooring, stylish feature walls, and large windows that fill the space with natural light. The basement boasts 2 more bedrooms and a full bathroom, along with its own kitchen and a large rec room— an ideal setup for multi-generational living or rental potential. Additional highlights include an oversized double detached garage to fulfil your parking needs, a separate side entry to the basement for added privacy, air conditioning for year-round comfort, and a fully fenced yard for security. The front yard is adorned with a lovely tree, enhancing the home's curb appeal. Located in the desirable Falconridge neighborhood, this home is just moments from shopping, schools, the Don Hartman Sportsplex, and public transportation, providing excellent convenience for everyday living. Don't miss this opportunity — schedule a private viewing today!

Built in 1983

## Essential Information

MLS® #

A2219404



|                |             |
|----------------|-------------|
| Price          | \$599,000   |
| Bedrooms       | 5           |
| Bathrooms      | 3.00        |
| Full Baths     | 2           |
| Half Baths     | 1           |
| Square Footage | 1,073       |
| Acres          | 0.09        |
| Year Built     | 1983        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | Bungalow    |
| Status         | Active      |

### Community Information

|             |                     |
|-------------|---------------------|
| Address     | 431 Falmere Road Ne |
| Subdivision | Falconridge         |
| City        | Calgary             |
| County      | Calgary             |
| Province    | Alberta             |
| Postal Code | T3J 2Z8             |

### Amenities

|                |                                            |
|----------------|--------------------------------------------|
| Parking Spaces | 4                                          |
| Parking        | Double Garage Detached, Garage Door Opener |
| # of Garages   | 2                                          |

### Interior

|                   |                                                                                                               |
|-------------------|---------------------------------------------------------------------------------------------------------------|
| Interior Features | No Smoking Home, Quartz Counters                                                                              |
| Appliances        | Central Air Conditioner, Dishwasher, Electric Stove, Range Hood, Refrigerator, Washer/Dryer, Window Coverings |
| Heating           | Forced Air, Natural Gas                                                                                       |
| Cooling           | Central Air                                                                                                   |
| Has Basement      | Yes                                                                                                           |
| Basement          | Exterior Entry, Finished, Full, Suite                                                                         |

### Exterior

|                   |                                                                                |
|-------------------|--------------------------------------------------------------------------------|
| Exterior Features | Playground                                                                     |
| Lot Description   | Back Lane, Back Yard, Front Yard, Landscaped, Rectangular Lot, Street Lighting |

|              |                          |
|--------------|--------------------------|
| Roof         | Asphalt Shingle          |
| Construction | Vinyl Siding, Wood Frame |
| Foundation   | Poured Concrete          |

**Additional Information**

|                |                |
|----------------|----------------|
| Date Listed    | May 23rd, 2025 |
| Days on Market | 36             |
| Zoning         | R-CG           |

**Listing Details**

|                |            |
|----------------|------------|
| Listing Office | Prep Ultra |
|----------------|------------|

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