

# \$568,888 - 81 Falmere Way Ne, Calgary

MLS® #A2221285

**\$568,888**

3 Bedroom, 2.00 Bathroom, 879 sqft

Residential on 0.09 Acres

Falconridge, Calgary, Alberta

Welcome to this stunning fully renovated detached home in the heart of Falconridge, Calgary! Boasting modern upgrades and thoughtful improvements throughout, this home is ideal for families seeking comfort or investors looking for a turn-key rental property. The main level is stylish & functional with a living Room which is bright and inviting space with new flooring and fresh paint, perfect for relaxing and entertaining. The dining room is spacious and well-designed for memorable gatherings. The newly renovated kitchen features brand-new cabinets and stainless steel appliances, offering style and functionality. The primary bedroom & an additional bedroom are comfortable and refreshed with new doors and windows, complete with blinds for privacy. A 4-piece updated bathroom is perfect for modern convenience. The basement is fully equipped & private with a separate entrance. There is one spacious and cozy bedroom, ideal for guests or tenants. The kitchen is renovated with new cabinets, providing a fresh, contemporary feel. A 3-piece bathroom is well-appointed and updated. There is separate laundry with dedicated laundry space for both levels for added convenience. This home has tons of upgrades like a new furnace (2025), ensuring efficiency and comfort, New roof & siding (2025), New doors & windows with blinds (2025), New Flooring (2025), Poly-B plumbing fully replaced with brand-new plumbing. Separate side entrance for potential



rental or multi-generational living. Located in a family-friendly neighborhood, this home is close to parks, schools, shopping centers, and transit options, ensuring convenience and accessibility. With top-to-bottom renovations, this property is move-in ready—just bring your belongings and enjoy! Don't miss out—schedule a viewing today!

Built in 1988

**Essential Information**

MLS® #	A2221285
Price	\$568,888
Bedrooms	3
Bathrooms	2.00
Full Baths	2
Square Footage	879
Acres	0.09
Year Built	1988
Type	Residential
Sub-Type	Detached
Style	3 Level Split
Status	Active

**Community Information**

Address	81 Falmere Way Ne
Subdivision	Falconridge
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3J 2Y8

**Amenities**

Parking Spaces	4
Parking	Parking Pad

**Interior**

Interior Features	No Animal Home, No Smoking Home, Separate Entrance
-------------------	--

Appliances	Dryer, Electric Range, Range Hood, Refrigerator, Washer
Heating	Forced Air, Natural Gas
Cooling	None
Has Basement	Yes
Basement	Exterior Entry, Finished, Full

## Exterior

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

## Additional Information

Date Listed	May 17th, 2025
Days on Market	28
Zoning	R-CG

## Listing Details

Listing Office	eXp Realty
----------------	------------

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.