

**184 Falmere Way NE
Calgary, Alberta**

MLS # A2276375



\$569,900

Division:	Falconridge		
Type:	Residential/House		
Style:	Bi-Level		
Size:	1,108 sq.ft.	Age:	1987 (39 yrs old)
Beds:	5	Baths:	2 full / 1 half
Garage:	Off Street		
Lot Size:	0.07 Acre		
Lot Feat:	Back Yard, City Lot, Rectangular Lot		

Heating:	Fireplace(s), Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Concrete, Vinyl Siding, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Laminate Counters, No Animal Home, No Smoking Home, Separate Entrance, Vinyl Windows		

Inclusions: Basement Washer, Dryer, Electric stove, Refrigerator and Hood Fan

EXCELLENT LOCATION, Great investment or home ownership opportunity in Falconridge. This detached home has a fantastic layout with a LEGAL BASEMENT SUITE. The main floor has just over 1,100 sqft of living space, an open kitchen, dining and living room area with a cozy fireplace. You have a full bathroom, laundry room and two bedrooms off the hallway and a primary bedroom with a 2 piece ensuite, double closets and a sliding door. The Master Bedroom leads to balcony at the back of the home. The LEGAL basement has a WALK UP SEPARATE ENTRANCE at the back of the home. The spacious basement suite was LEGALIZED in 2021 and has all above-grade windows, a full kitchen, living/dining areas, laundry, a full bathroom and two bedrooms. There has been significant work completed at the property in recent years that the future buyers/investors can reap the benefits of. The POLY B PLUMBING was replaced in 2020. NEW FURNACE installed in 2019 and a new roof completed in 2018. WATER TANK was replaced in 2025 and the New REFRIGERATOR upstairs installed in 2023. Basement WASHER and DRYER replaced in 2023. This property has parking in the back and is ready for a new homeowner or investor to make it their own. Upstairs is vacant. Tenants in basement are on month to month and are willing to stay. Currently they are paying \$1300 per month and share 40% of UTILITIES. Seller is willing to give a credit of \$6500 to new buyers for replacement of carpet on main floor, stairs area and fresh paint on Main Floor.