

104 Falmere Way NE  
Calgary, Alberta

MLS # A2286404



## \$449,999

<b>Division:</b>	Falconridge		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,070 sq.ft.	<b>Age:</b>	1988 (38 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Off Street, Single Garage Detached		
<b>Lot Size:</b>	0.07 Acre		
<b>Lot Feat:</b>	Back Lane, Front Yard, Landscaped, See Remarks		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Laminate	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Aluminum Siding , Concrete, See Remarks	<b>Zoning:</b>	R-CG
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	See Remarks		

**Inclusions:** Refrigerator (basement), stove (basement), washer (basement), dryer (basement)

Welcome to this 3 bedroom, 2 storey detached home in Falconridge. This home features a great main floor plan with a bright living room complete with brick wood burning fireplace, 2 piece bathroom and there is also a kitchen and dining area with a glass sliding door to opens to the large backyard. Upstairs you will find a good sized master bedroom with 2 additional bedrooms and a 4 piece bathroom. Your lower level (with separate entrance) features an illegal suite complete with a kitchen, bedroom, 3 piece bathroom, separate laundry setup is a mortgage helper. Convenient on demand hot water tank and new furnace was recently replaced back in December 2025 with newer siding and roof shingles replaced back in 2021. Out back you have a single detached garage and plenty of yard space. This home is also ideally situated close to schools, walking distance to Co-op plaza and public transit is just a short walk away. Priced accordingly and great for a handy man. Call your favorite realtor to view today!