

\$525,000 - 212 Falmere Way Ne, Calgary

MLS® #A2270260

\$525,000

4 Bedroom, 2.00 Bathroom, 944 sqft

Residential on 0.06 Acres

Falconridge, Calgary, Alberta

| 2 BEDROOM LEGAL BASEMENT SUITE |
EXTENSIVELY RENOVATED | OVER 75K
SPENT IN RECENT UPGRADES | Attention
First-Time Buyers & Investors!

This FULLY RENOVATED bi-level home situated on an RC-G lot with a 2-bedroom LEGAL basement suite (Sticker #6435 registered with City of Calgary) with separate laundry! is a rare find in the heart of Falconridge. This property perfectly blends modern comfort, style, and exceptional cash-flow potential.

Enjoy a bright, open-concept main level featuring a spacious living room with large bay windows, a sleek kitchen with stainless steel appliances, quartz countertops, and white cabinetry, plus upper laundry and a hidden storage area. Two generous bedrooms and a beautifully updated 4-piece bath complete the main floor.

The LEGAL basement suite offers a private entrance, its own laundry, an open living and dining area, a modern kitchen, two bedrooms, and a 4-piece bath — ideal for extended family or generating rental income.

some notable upgrades include: new siding (2025), new flooring (2025), newer roof (2021), fresh paint, new light fixtures, doors and fully renovated kitchens & bathrooms.

Walk to nearby grocery stores like Sanjha Punjab, schools, and enjoy the convenience of



a bus stop right across the street. Just minutes from the Genesis Centre, NE Sportsplex, and countless other amenities. Incredibly priced, move-in ready, A turn-key, income-generating property – ideal for investors or first time home buyers looking to offset their mortgage. Don't miss this high-cash-flow opportunity in an unbeatable location!

Built in 1987

Essential Information

MLS® #	A2270260
Price	\$525,000
Bedrooms	4
Bathrooms	2.00
Full Baths	2
Square Footage	944
Acres	0.06
Year Built	1987
Type	Residential
Sub-Type	Detached
Style	Bi-Level
Status	Active

Community Information

Address	212 Falmere Way Ne
Subdivision	Falconridge
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3J 2X9

Amenities

Parking Spaces	4
Parking	Alley Access, Off Street, On Street, Paved

Interior

Interior Features	Ceiling Fan(s), No Smoking Home, Quartz Counters, Storage, Walk-In
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	Closet(s)
Appliances	Dryer, Electric Oven, Electric Stove, Microwave, Range Hood, Washer
Heating	Forced Air, Natural Gas
Cooling	None
Has Basement	Yes
Basement	Full

Exterior

Exterior Features	Balcony, Lighting, Private Entrance
Lot Description	Back Lane, Back Yard, Front Yard, Landscaped, Lawn, Level, Rectangular Lot, Street Lighting
Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	November 12th, 2025
Days on Market	7
Zoning	R-CG

Listing Details

Listing Office	CIR Realty
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