



**30 Falmere Way NE**  
**Calgary, Alberta**

**MLS # A2278596**



**\$474,900**

<b>Division:</b>	Falconridge		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bi-Level		
<b>Size:</b>	823 sq.ft.	<b>Age:</b>	1988 (38 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	3
<b>Garage:</b>	Off Street		
<b>Lot Size:</b>	0.06 Acre		
<b>Lot Feat:</b>	Back Lane, Front Yard, Low Maintenance Landscape, Rectangular Lot		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Ceramic Tile, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Wood Frame	<b>Zoning:</b>	R-CG
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	No Animal Home, No Smoking Home, Open Floorplan, Separate Entrance, Vinyl Windows		

**Inclusions:** N/A

Move-In Ready 4-Bedroom Bi-Level with Separate Entrance! Watch your kids walk to school right from your front porch! This updated bi-level home offers comfort, flexibility, and a bright, welcoming atmosphere throughout. Upon entry, you'll find a separate entrance layout — with one interior door leading to the upper level and another to the lower level, providing outstanding privacy and versatility for extended family living. The main level features a spacious living room filled with natural light from the new bay window. The kitchen showcases granite countertops and newer stainless-steel appliances, offering an efficient and stylish workspace. The primary bedroom includes a private 3-piece ensuite, while a second bedroom, a full main bath, and a convenient upper-level laundry complete this floor. The fully developed lower level features its own separate entrance, a second kitchen, rec room, two bedrooms, and a full bathroom, and laundry room — ideal for large families, in-laws, or potential suite use. Recent updates include new LVP flooring throughout (2025), bay window, furnace (2016), roof (2019), and window coverings. Located close to schools, parks, shopping, and transit, this move-in-ready home is perfect for growing or multi-generational families seeking comfort and convenience.