



GRASSROOTS
REALTY GROUP

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18 Falmere Way NE
Calgary, Alberta

MLS # A2335416



\$499,900

Division:	Falconridge		
Type:	Residential/House		
Style:	3 Level Split		
Size:	859 sq.ft.	Age:	1988 (38 yrs old)
Beds:	3	Baths:	2
Garage:	Double Garage Detached		
Lot Size:	0.06 Acre		
Lot Feat:	Back Lane, Back Yard, Landscaped		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	See Remarks		

Inclusions: NA

Welcome to 18 Falmere Way NE, a fantastic opportunity to own a detached home in the established community of Falconridge. This inviting 3-level split with 1683 Sq feet of Living space offers a functional layout, 3 bedrooms, 2 full bathrooms, and endless potential for first-time buyers, or anyone looking for great affordable home Step inside to a bright, vaulted living room where oversized bay windows fill the space with natural light, creating a warm and welcoming atmosphere. The adjoining dining area flows seamlessly into the practical kitchen. The Fully Renovated home also comes Loaded with TONS of UPDATES: NEW Roof, New tankless water heater, New flooring, NEW High End Quartz countertops throughout, new light fixtures, high end LED lighting and fresh paint. The modern KITCHEN boasts of new Quartz countertops, Stainless Steel appliances and beautiful Backsplash. The kitchen also offers ample new high gloss cabinetry and workspace to support busy households and casual gatherings alike. The lower-level family room is the perfect place to relax, featuring a charming wood-burning fireplace that adds comfort and character during Calgary's cooler months. To finish up is a New Double Detached Garage for storage and the comfort of warm vehicles Ideally situated in a family-friendly neighbourhood, this home is within walking distance of schools, parks, playgrounds, community centres, and public transit. Shopping, major roadways, and everyday amenities are all just minutes away, making this an excellent location for busy families and commuters alike. Whether you're looking for an affordable place to call home 18 Falmere Way NE offers outstanding value and the opportunity to build equity in one of Northeast Calgary's most established communities.

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