

# \$509,999 - 56 Falmead Road Ne, Calgary

MLS® #A2225562

**\$509,999**

4 Bedroom, 2.00 Bathroom, 863 sqft

Residential on 0.10 Acres

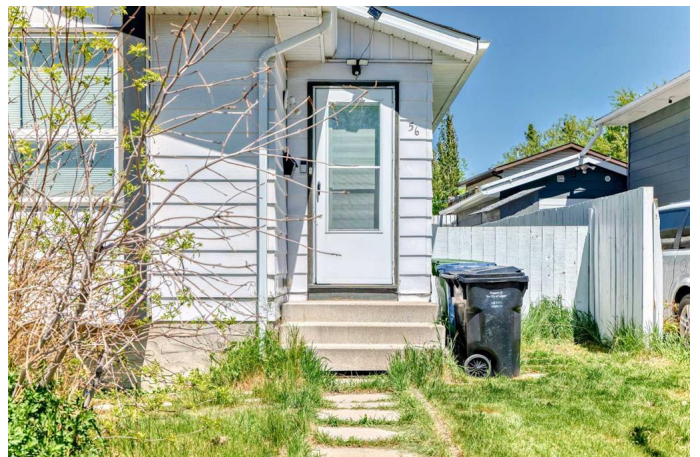
Falconridge, Calgary, Alberta

Attention Investors & First-Time Homebuyers! Welcome to 56 Falmead Road NE – a beautifully renovated 4-bedroom bi-level home, featuring 3 bedrooms on the main level and a spacious 1-bedroom suite on the lower level, located in the vibrant and family-friendly community of Falconridge.

This property has been thoughtfully updated with a new roof (2022), newer furnace and hot water tank (2018), knockdown ceilings, pot lights, and refreshed fascia. With an illegal 1-bedroom basement suite featuring a private entrance, this home offers an incredible opportunity to generate rental income or accommodate extended family with ease.

Step inside to a bright, sunlit living room with large windows and an open layout that flows effortlessly into the dining area – perfect for hosting family gatherings. The modern kitchen is outfitted with quartz countertops, stainless steel appliances, and soft-close cabinetry, making meal prep both stylish and functional. Main floor laundry adds to the everyday convenience.

The main level includes three generously sized bedrooms, all with ample closet space and natural light. The primary bedroom stands out with sliding door access to a spacious, two-tiered backyard deck, complete with a storage shed – an ideal retreat for morning coffee or evening relaxation.



The lower-level illegal suite offers its own separate entrance, full kitchen, oversized living area, large bedroom with walk-in closet, a full bathroom, and private laundry. Whether youâ€™re looking to offset your mortgage or provide privacy for family members, this setup is a major asset.

Outside, enjoy a huge fully fenced backyard, perfect for kids and pets, and a deck made for summer barbecues and outdoor entertaining.

This home is ideally situated close to schools, parks, shopping, and public transit â€” everything you need is just minutes away.

Don't miss this incredible opportunity to own a turnkey home with income potential in one of Calgaryâ€™s most convenient NE neighborhoods.

Book your private showing today!

Built in 1980

### **Essential Information**

MLS® #	A2225562
Price	\$509,999
Bedrooms	4
Bathrooms	2.00
Full Baths	2
Square Footage	863
Acres	0.10
Year Built	1980
Type	Residential
Sub-Type	Detached
Style	Bi-Level
Status	Active

### **Community Information**

Address	56 Falmead Road Ne
Subdivision	Falconridge
City	Calgary
County	Calgary
Province	Alberta
Postal Code	t3j1g8

### Amenities

Parking Spaces	2
Parking	On Street, Gravel Driveway, Parking Pad

### Interior

Interior Features	Quartz Counters, See Remarks, Separate Entrance
Appliances	Dishwasher, Dryer, Electric Stove, Microwave, Range Hood, Refrigerator, Washer, Washer/Dryer, Electric Range, Microwave Hood Fan
Heating	Forced Air, Natural Gas
Cooling	None
Has Basement	Yes
Basement	Exterior Entry, Finished, Full, Suite

### Exterior

Exterior Features	Private Yard, Storage
Lot Description	Back Lane, Back Yard, Lawn, Rectangular Lot
Roof	Asphalt Shingle
Construction	Wood Frame, Metal Siding
Foundation	Poured Concrete

### Additional Information

Date Listed	May 29th, 2025
Days on Market	47
Zoning	R-CG

### Listing Details

Listing Office	eXp Realty
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