

# \$489,000 - 56 Falmead Road Ne, Calgary

MLS® #A2244446

**\$489,000**

4 Bedroom, 2.00 Bathroom, 863 sqft

Residential on 0.10 Acres

Falconridge, Calgary, Alberta

Investor Alert & First-Time Buyer Gem!

Welcome to 56 Falmead Road NE – a beautifully renovated 4-bedroom bi-level home in the heart of Falconridge, one of Calgary’s most vibrant and family-friendly communities. Whether you’re entering the market or expanding your portfolio, this turnkey property offers unbeatable value and versatility.

The main level welcomes you with a bright, open-concept living space featuring knockdown ceilings, pot lights, and large windows that flood the home with natural light. The updated kitchen is a showstopper with quartz countertops, stainless steel appliances, and soft-close cabinetry – combining style and functionality for everyday living. Enjoy the convenience of main floor laundry and three generous bedrooms, including a primary suite with direct access to a two-tiered backyard deck – the perfect spot for morning coffee or evening unwinding.

Downstairs, the illegal 1-bedroom suite has its own separate entrance and includes a full kitchen, private laundry, a comfortable living room, a well-sized bedroom with walk-in closet, and a full bathroom. Whether you’re accommodating extended family or looking for rental income potential, this thoughtfully designed lower level is a major bonus.



Key upgrades include:

New roof (2022)

Newer furnace and hot water tank (2018)

Updated fascia and finishes throughout

The fully fenced backyard offers plenty of space for kids, pets, or weekend barbecues, with a large deck and a storage shed for added convenience.

Centrally located near schools, parks, shopping, and transit, this home puts everything you need within easy reach.

Don't miss your chance to own a stylish, income-generating home in one of NE Calgary's most accessible neighborhoods. Book your private showing today!

Built in 1980

**Essential Information**

|                |             |
|----------------|-------------|
| MLS® #         | A2244446    |
| Price          | \$489,000   |
| 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        | Off Street, Parking Pad |

### Interior

|                   |                                                                                                                                  |
|-------------------|----------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | Quartz Counters, See Remarks, Separate Entrance                                                                                  |
| Appliances        | Dishwasher, Dryer, Electric Range, Electric Stove, Microwave, Microwave Hood Fan, Range Hood, Refrigerator, Washer, Washer/Dryer |
| 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, Rectangular Lot |
| Roof              | Asphalt Shingle                       |
| Construction      | Wood Frame, Metal Siding              |
| Foundation        | Poured Concrete                       |

### Additional Information

|                |                 |
|----------------|-----------------|
| Date Listed    | July 31st, 2025 |
| Days on Market | 50              |
| Zoning         | R-CG            |

### Listing Details

|                |            |
|----------------|------------|
| Listing Office | eXp Realty |
|----------------|------------|

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