

# \$429,900 - 113 Falmere Way Ne, Calgary

MLS® #A2230200

**\$429,900**

3 Bedroom, 2.00 Bathroom, 1,074 sqft

Residential on 0.09 Acres

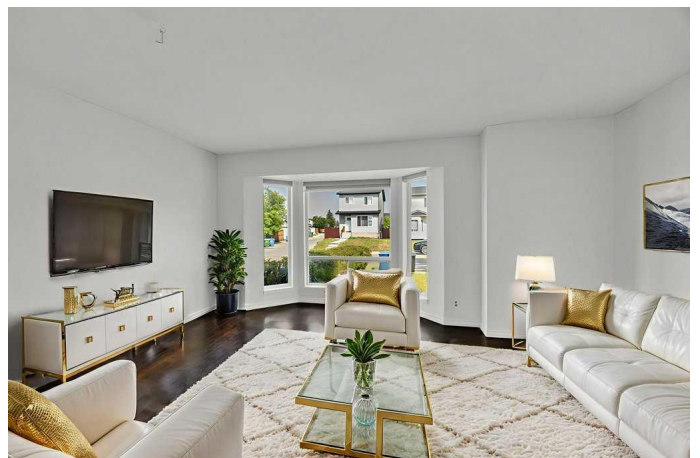
Falconridge, Calgary, Alberta

**\*\*Investor's ALERT\*\***This investment opportunity in Falconridge offers a detached home located close to schools, shopping, transit, and other essential amenities. The main floor features a functional layout with a kitchen, a comfortable living area, and a dedicated dining space. Upstairs, you'll find three well-sized bedrooms and a full 4-piece bathroom, providing ample room for a family. The basement adds extra living space with a spacious recreation area, a 3-piece bathroom, and a laundry room. Step outside to enjoy a large backyard complemented by a generous deck—perfect for outdoor gatherings. This property is being sold "as is, where is", making it an excellent opportunity for investors or renovators looking to add value.

Built in 1988

## Essential Information

|                |             |
|----------------|-------------|
| MLS® #         | A2230200    |
| Price          | \$429,900   |
| Bedrooms       | 3           |
| Bathrooms      | 2.00        |
| Full Baths     | 2           |
| Square Footage | 1,074       |
| Acres          | 0.09        |
| Year Built     | 1988        |
| Type           | Residential |
| Sub-Type       | Detached    |



|        |          |
|--------|----------|
| Style  | 2 Storey |
| Status | Active   |

## Community Information

|             |                    |
|-------------|--------------------|
| Address     | 113 Falmere Way Ne |
| Subdivision | Falconridge        |
| City        | Calgary            |
| County      | Calgary            |
| Province    | Alberta            |
| Postal Code | T3J 2Y5            |

## Amenities

|                |            |
|----------------|------------|
| Parking Spaces | 2          |
| Parking        | Off Street |

## Interior

|                   |                |
|-------------------|----------------|
| Interior Features | See Remarks    |
| Appliances        | See Remarks    |
| Heating           | Forced Air     |
| Cooling           | None           |
| Has Basement      | Yes            |
| Basement          | Finished, Full |

## Exterior

|                   |                          |
|-------------------|--------------------------|
| Exterior Features | None                     |
| Lot Description   | Back Lane, Back Yard     |
| Roof              | Asphalt Shingle          |
| Construction      | Vinyl Siding, Wood Frame |
| Foundation        | Poured Concrete          |

## Additional Information

|                |                 |
|----------------|-----------------|
| Date Listed    | June 11th, 2025 |
| Days on Market | 23              |
| Zoning         | R-CG            |

## Listing Details

|                |             |
|----------------|-------------|
| Listing Office | PREP Realty |
|----------------|-------------|

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