

# \$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 Stove, Microwave, Microwave Hood Fan, Range Hood, Refrigerator, Washer, Washer/Dryer, Electric Range |
| Heating           | Forced Air, Natural Gas                                                                                                          |
| Cooling           | None                                                                                                                             |
| Has Basement      | Yes                                                                                                                              |
| Basement          | Finished, Full, Exterior Entry, 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 | 88              |
| Zoning         | R-CG            |

### Listing Details

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

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.