

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

MLS® #A2230200

**\$429,900**

3 Bedroom, 2.00 Bathroom, 1,074 sqft  
Residential on 0.09 Acres

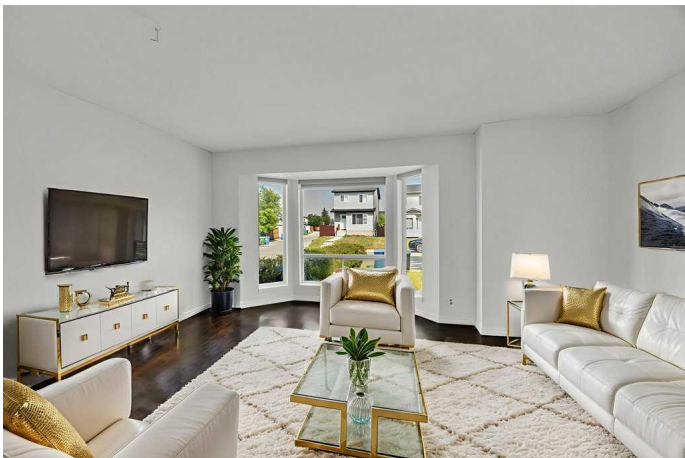
Falconridge, Calgary, Alberta

**\*\*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	15
Zoning	R-CG

## Listing Details

Listing Office	PREP Realty
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