

**56 Falmead Road NE
Calgary, Alberta**
MLS # A2244446


\$500,000

Division:	Falconridge		
Type:	Residential/House		
Style:	Bi-Level		
Size:	863 sq.ft.	Age:	1980 (45 yrs old)
Beds:	4	Baths:	2
Garage:	Off Street, Parking Pad		
Lot Size:	0.10 Acre		
Lot Feat:	Back Lane, Back Yard, Rectangular Lot		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Separate/Exterior Entry, Finished, Full, Suite	LLD:	-
Exterior:	Metal Siding , Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Quartz Counters, See Remarks, Separate Entrance		

Inclusions: n/a

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!