

**56 Falmead Road NE  
Calgary, Alberta**

**MLS # A2244446**



**\$500,000**

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

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