



56 Falmead Road NE, Calgary, Alberta - \$489,000



Main Photo

Property Description

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!

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