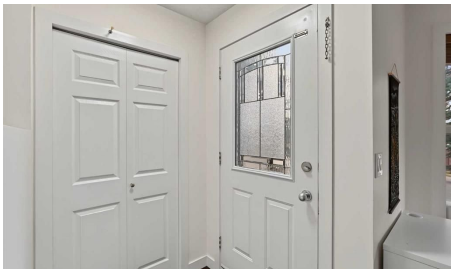
61 Falmere Way NE

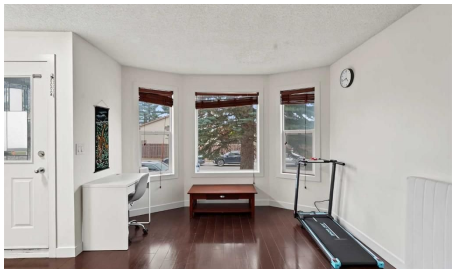
Calgary | Active | MLS® A2348062

$399,900









Bedrooms	Bathrooms	Year Built	Living area
3	**2**	**1987**	**1,137.91 sq. ft.**

Your next move starts with a conversation.

403-830-5152 | tiwana@maltiwana.ca

Listed by Real Broker

A closer look

First time buyers and investors, this one is worth a look! Offering great value at an attractive price point, this home is conveniently located close to schools, shopping, everyday amenities, and only 10 minutes from the Calgary International Airport.

The main floor welcomes you with an open and spacious layout featuring a large living room, a generous kitchen with stainless steel appliances and dining area. There’s also a convenient half bath on the main level.

Head upstairs where you’ll find three bedrooms with ample space and a full 4 piece bathroom, giving you plenty of space whether you’re buying your first home, growing your family, or adding to your investment portfolio.

The basement gives you even more room to enjoy with a large recreation area, plus separate laundry and utility space.

To top it all off, the property features a large double detached garage along with dedicated RV parking, offering plenty of space for vehicles, storage, or a workshop.

A great home, convenient location, and excellent price point, don’t miss your chance to make this property yours!

Property details

Status	Active
Prop. Type	Residential
MLS® Num	A2348062
Bedrooms	3
Bathrooms	2
Year Built	1987
Property Type:	Residential
Property Sub Type:	Detached
Condo Type:	Not a Condo
Transaction Type:	For Sale
Suite:	No
Num Legal Suites:	0
Num Illegal Suites:	0

Home Style:	2 Storey
Total Living Area:	1,137.91 sq. ft.
Acreage:	No
Lot Area:	2,809 sq. ft.
Lot Frontage:	27'7"
Front Exposure:	North
Levels:	Two
Total Rooms Above Grade:	6
Year built:	1987 (Age: 39)
Bedrooms:	3 (Above Grd: 3)
Bedrooms Above Grade:	3
Bedrooms On Main:	0
Bedrooms Below Grade:	0
Bathrooms:	2.0 (Full:1, Half:1)
Num Ensuite Baths:	0
Plan:	8310081
Heating:	Forced Air
Basement:	Full, Finished, Other
Foundation:	Poured Concrete
New Constr.:	No
Construction Material:	Wood Frame
Structure Type:	House
Roof:	Asphalt Shingle
Ensuite:	No
Flooring:	Carpet, Ceramic Tile, Laminate
Cooling:	None

Fireplaces:	0
Garage:	Yes
Garage Spaces:	2
Parking:	Double Garage Detached
Parking Places:	3
Parking Total/Covered:	3 / -
Laundry Features:	In Basement
City Quadrant:	Northeast
Community:	Falconridge
Appliances:	Dishwasher, Electric Stove, Microwave, Refrigerator, Washer/Dryer
Inclusions:	N/A
Restrictions:	None Known
Main Floor	Dining Room · 10'11" × 8'7" ·
Main Floor	Kitchen · 14' × 8' ·
Main Floor	Living Room · 16'4" × 14'2" ·
Upper Level	Bedroom · 10'9" × 6'9" ·
Upper Level	Bedroom · 12'8" × 12'7" ·
Upper Level	Bedroom · 11'1" × 10'9" ·
Basement	Game Room · 17' × 14'6" ·
Basement	Furnace/Utility Room · 17' × 14'5" ·
Title to Land:	Fee Simple
Community Features:	Park, Playground, Schools Nearby, Shopping Nearby
Interior Features:	No Animal Home, No Smoking Home, See Remarks
Exterior Features:	Other, Private Entrance
Patio And Porch Features:	Deck
Lot Features:	Front Yard, Rectangular Lot, See Remarks

Num. of Parcels:	0
Fencing:	Fenced
Region:	Calgary
Zone:	CAL Zone NE
Zoning:	R-CG
Listed Date:	Sep 30, 2026

Explore the full photo gallery and current listing details:

https://www.maltiwana.ca/properties/61-falmere-way-ne-calgary-a2348062/

Tiwana Team | 403-830-5152 | tiwana@maltiwana.ca

Data was last updated November 23, 2026 at 12:05 PM (UTC)

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Prepared November 23, 2026. Listing details and availability may change. This brochure is not a contract. Contact the Tiwana Team for current information.