

18 Falmere Way NE
Calgary, Alberta

MLS # A2310115



\$375,000

Division:	Falconridge		
Type:	Residential/House		
Style:	3 Level Split		
Size:	838 sq.ft.	Age:	1988 (38 yrs old)
Beds:	3	Baths:	2
Garage:	Alley Access, Gravel Driveway, Parking Pad		
Lot Size:	0.06 Acre		
Lot Feat:	Back Lane, Back Yard, Landscaped		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	See Remarks		

Inclusions: As is, Where is

Ideally set within a family-oriented pocket of Falconridge, this "As Is Where Is", 3-level split connects everyday convenience with exciting potential for future updates and personalization. Framed by a quaint white picket fence and mature landscaping, this home presents an excellent opportunity to personalize a property with strong fundamentals and a family-friendly layout. Natural light pours through oversized bayed windows in the vaulted living room, creating an inviting setting for quiet evenings or casual gatherings while maintaining an open connection to the dining area above. Conversation flows easily into the appointed dining room, positioned perfectly for both daily meals and holiday hosting. Culinary routines remain practical in the thoughtfully designed kitchen with a gas stove. Quiet moments feel especially cozy in the lower level family room where a wood-burning fireplace adds warmth and character through the colder months. Outdoor time becomes effortless in the private backyard featuring a patio for summer barbecues alongside a grassy lawn area with space for kids and pets to play. At the rear of the property is space allocated to park vehicles. Plenty of room throughout the home leaves endless possibilities for future updates, design ideas and long-term value. Phenomenally located within this diverse and connected community, 3 schools, sports fields, basketball courts, skating rink and a vibrant community centre with year-round programming are all within walking distance. Quick access to major roadways, public transit and nearby shopping simplifies commuting while keeping daily errands convenient.