

# \$435,000 - 12 Falmead Bay Ne, Calgary

MLS® #A2225855

## \$435,000

4 Bedroom, 3.00 Bathroom, 1,178 sqft  
Residential on 0.08 Acres

Falconridge, Calgary, Alberta

Welcome to this charming and affordable starter home in the heart of Falconridge—perfectly suited for first-time buyers or savvy investors. This thoughtfully maintained half-duplex offers a practical and inviting layout with three comfortable bedrooms upstairs and an additional bedroom in the finished basement with a new separate side entrance, providing flexibility for growing families, guests, or rental potential. Over the years, the home has seen meaningful updates that enhance its comfort and functionality, while still offering a canvas for your personal touch. Located on a quiet street and just minutes from schools, parks, shopping, transit, and other everyday conveniences, this home offers the perfect blend of lifestyle and location. With lots of parking space and a versatile layout, whether you're looking to break into homeownership or add to your portfolio, this is an opportunity you won't want to miss.

Built in 1980

### Essential Information

MLS® #	A2225855
Price	\$435,000
Bedrooms	4
Bathrooms	3.00
Full Baths	2
Half Baths	1



Square Footage	1,178
Acres	0.08
Year Built	1980
Type	Residential
Sub-Type	Semi Detached
Style	2 Storey, Side by Side
Status	Active

### Community Information

Address	12 Falmead Bay Ne
Subdivision	Falconridge
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3J 1H2

### Amenities

Parking Spaces	3
Parking	Parking Pad

### Interior

Interior Features	Laminate Counters, No Animal Home, No Smoking Home
Appliances	Dishwasher, Electric Stove, Range Hood, Refrigerator, Washer/Dryer
Heating	Forced Air
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Wood Burning
Has Basement	Yes
Basement	Exterior Entry, Finished, Full

### Exterior

Exterior Features	Private Yard
Lot Description	Back Yard, Cul-De-Sac, Landscaped, Rectangular Lot
Roof	Asphalt Shingle
Construction	Stucco, Vinyl Siding, Wood Frame
Foundation	Poured Concrete

### Additional Information

Date Listed	May 30th, 2025
Days on Market	7
Zoning	R-CG

## **Listing Details**

Listing Office	eXp Realty
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