

# \$499,900 - 26 Falmead Bay Ne, Calgary

MLS® #A2264028

**\$499,900**

3 Bedroom, 4.00 Bathroom, 1,275 sqft

Residential on 0.20 Acres

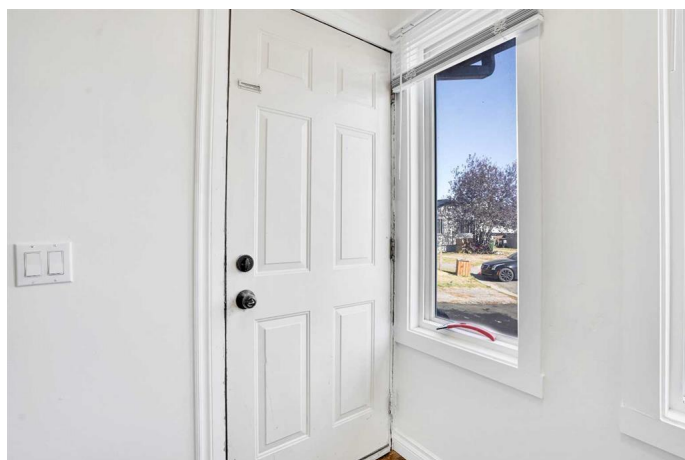
Falconridge, Calgary, Alberta

Welcome to this 2-storey, 3-bedroom half duplex in Falconridge set on a larger lot with an extra-long driveway for 2 vehicles. The main floor features a bright living area and a well-appointed kitchen with backyard access. Upstairs, you'll find three good-sized bedrooms, including a primary suite with a good size closet, two additional bedrooms, and a 4 piece full bathroom Fully finished basement with a (illegal suite) den kitchen, full bathroom and laundry. Property located on a quiet cul-de sac close to schools, shopping and transit. Book your showing today!

Built in 1981

## Essential Information

|                |                        |
|----------------|------------------------|
| MLS® #         | A2264028               |
| Price          | \$499,900              |
| Bedrooms       | 3                      |
| Bathrooms      | 4.00                   |
| Full Baths     | 2                      |
| Half Baths     | 2                      |
| Square Footage | 1,275                  |
| Acres          | 0.20                   |
| Year Built     | 1981                   |
| Type           | Residential            |
| Sub-Type       | Semi Detached          |
| Style          | 2 Storey, Side by Side |
| Status         | Active                 |



## Community Information

|             |                   |
|-------------|-------------------|
| Address     | 26 Falmead Bay Ne |
| Subdivision | Falconridge       |
| City        | Calgary           |
| County      | Calgary           |
| Province    | Alberta           |
| Postal Code | T3j 1H2           |

## Amenities

|         |         |
|---------|---------|
| Parking | Carport |
|---------|---------|

## Interior

|                   |                                                                     |
|-------------------|---------------------------------------------------------------------|
| Interior Features | No Animal Home, No Smoking Home, Separate Entrance, Vinyl Windows   |
| Appliances        | Dishwasher, Dryer, Electric Stove, Range Hood, Refrigerator, Washer |
| Heating           | Forced Air                                                          |
| Cooling           | None                                                                |
| Has Basement      | Yes                                                                 |
| Basement          | Finished, Full, Exterior Entry, Suite                               |

## Exterior

|                   |                        |
|-------------------|------------------------|
| Exterior Features | Playground             |
| Lot Description   | Cul-De-Sac, Landscaped |
| Roof              | Asphalt Shingle        |
| Construction      | Vinyl Siding           |
| Foundation        | Poured Concrete        |

## Additional Information

|                |                    |
|----------------|--------------------|
| Date Listed    | October 16th, 2025 |
| Days on Market | 2                  |
| Zoning         | R-CG               |

## Listing Details

|                |                         |
|----------------|-------------------------|
| Listing Office | Century 21 Bravo Realty |
|----------------|-------------------------|

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