

# \$499,900 - 5514 54 Street Ne, Calgary

MLS® #A2234327

**\$499,900**

4 Bedroom, 3.00 Bathroom, 1,127 sqft

Residential on 0.08 Acres

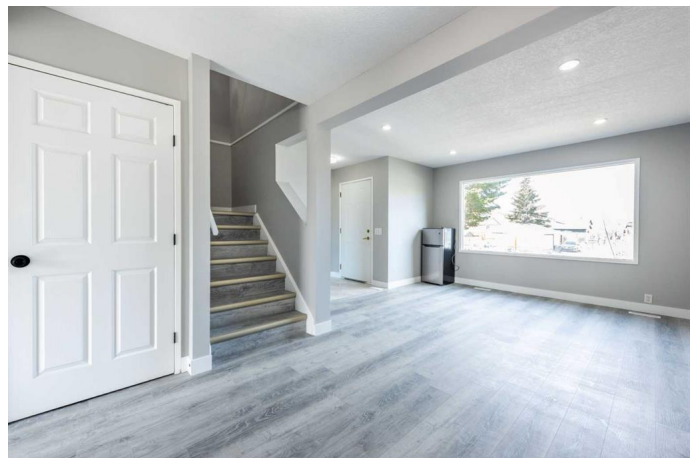
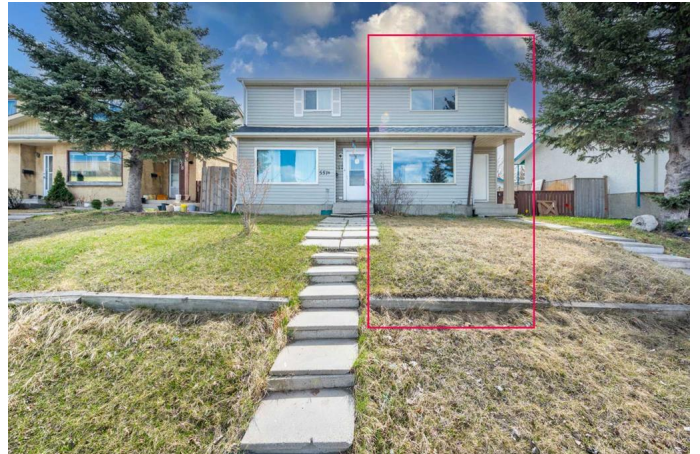
Falconridge, Calgary, Alberta

Welcome to this fully renovated gem located in the heart of Falconridge, perfect for first-time buyers, investors, or newcomers to the city. Enjoy incredible convenience with Catholic and junior schools just steps away, along with nearby grocery stores, a commercial plaza, and excellent transit connections.

This home has been completely gutted and thoughtfully upgraded throughout. The upper floor features 3 spacious bedrooms and a modern full bathroom, while the main level offers a bright and inviting living room with large windows, dimmable lighting, and a stylish feature wall. The brand-new kitchen is designed to impress with quartz countertops, dual-tone cabinets, and a seamless flow for everyday living and entertaining. A convenient half bath completes the main level.

The property also includes a fully finished illegal basement suite with its own private entrance, 1 bedroom, a full bathroom, separate laundry, and an open living space and presently rented out for \$1000 p.m on month to month basis. Ideal for generating additional rental income or hosting extended family.

Step outside to a newly built deck and manicured backyard, creating the perfect outdoor retreat for summer gatherings and relaxation.



With rental potential and move-in ready condition, this home is a fantastic opportunity in one of Calgary's most connected communities. Whether you're looking to invest or settle in, don't miss out on this one won't last long!

Built in 1979

### Essential Information

MLS® #	A2234327
Price	\$499,900
Bedrooms	4
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,127
Acres	0.08
Year Built	1979
Type	Residential
Sub-Type	Semi Detached
Style	2 Storey, Side by Side
Status	Active

### Community Information

Address	5514 54 Street Ne
Subdivision	Falconridge
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3J1C6

### Amenities

Parking Spaces	2
Parking	Off Street

### Interior

Interior Features	No Animal Home, No Smoking Home, Quartz Counters
Appliances	Dishwasher, Dryer, Electric Stove, Microwave, Refrigerator, Washer,

	Washer/Dryer
Heating	Forced Air, Natural Gas
Cooling	None
Has Basement	Yes
Basement	Exterior Entry, Finished, Full, Suite

## Exterior

Exterior Features	Other
Lot Description	Back Lane, Landscaped, Rectangular Lot
Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Frame
Foundation	Poured Concrete

## Additional Information

Date Listed	June 27th, 2025
Days on Market	14
Zoning	R-CG

## Listing Details

Listing Office	Creekside Realty
----------------	------------------

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.