

# \$514,900 - 5514 54 Street Ne, Calgary

MLS® #A2217007

**\$514,900**

4 Bedroom, 3.00 Bathroom, 1,127 sqft  
Residential on 0.08 Acres

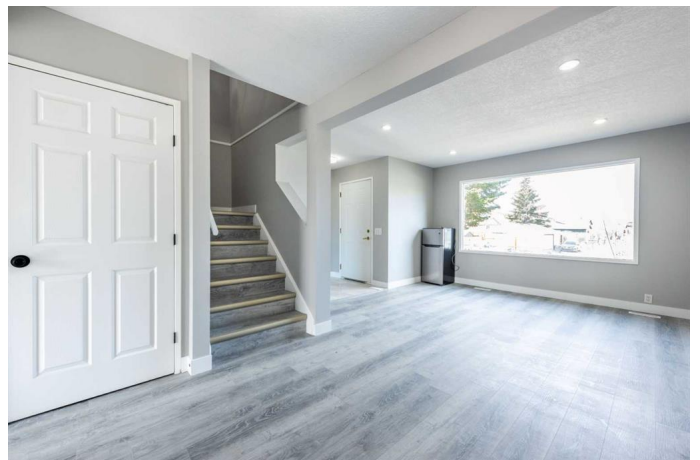
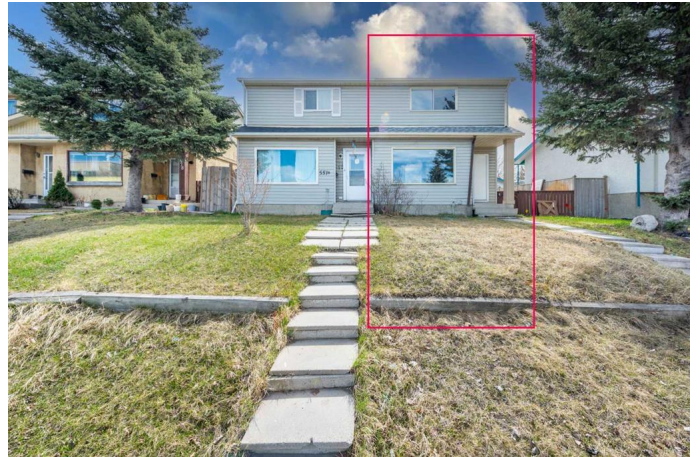
Falconridge, Calgary, Alberta

**\*\*Open house June 14 12-2 PM\*\*** 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 â€” ideal for generating additional rental income or hosting extended family.. Currently rented for \$1000 + 40% Utilities.

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



With rental potential of \$2,500+ per month 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 - this one won't last long!

Built in 1979

### Essential Information

|                |                        |
|----------------|------------------------|
| MLS® #         | A2217007               |
| Price          | \$514,900              |
| 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, 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    | May 15th, 2025 |
| Days on Market | 32             |
| Zoning         | R-CG           |

## Listing Details

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

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® 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.