

# \$499,999 - 369 Falshire Drive Ne, Calgary

MLS® #A2214281

**\$499,999**

3 Bedroom, 2.00 Bathroom, 1,150 sqft

Residential on 0.07 Acres

Falconridge, Calgary, Alberta

LOCATION LOCATION LOCATION .

INVESTOR ALERT . THIS RC-2 LOT Means with city approval you can make another home from Paved Alley access or Carriage home Garage. GREAT FIRST TIME HOME BUYER HOME. Located conveniently close to elementary and high schools, bus routes to the LRT, the Genesis Centre, Village Square Library, Peter Lougheed Hospital, shopping, and other amenities, this home offers both comfort and convenience. BEAT the Deerfoot traffic and hop on Stoney Trail.

This stunning home in the desirable Falconridge community has been meticulously renovated and is move-in ready. With fresh paint, luxury laminate and taste full carpet flooring, and updated kitchen with new closets quartz countertops and renovated bathrooms, New All Mirror sliding closets doors adds luxury to the vibe ,it offers modern comfort throughout. The home features modren vinyl windows , on-demand hot water system and fully serviced furnace system. light fixtures have been updated. The master bedroom is a standout with its spacious walk-in closet.

The basement is nearly fully developed, offering a versatile large open area that can serve as a bedroom or a family room. Enjoy the south-facing backyard, which is fenced and includes a large storage shed.

Located in the vibrant Falconridge community, this home is just seconds away from public



transportation, making commuting a breeze. You'll also find yourself close to schools and a variety of amenities, ensuring convenience and accessibility. Falconridge is known for its welcoming atmosphere and family-friendly environment, making it a fantastic place to call home. Donâ€™t miss out on this exceptional opportunity

Built in 1981

**Essential Information**

MLS® #	A2214281
Price	\$499,999
Bedrooms	3
Bathrooms	2.00
Full Baths	1
Half Baths	1
Square Footage	1,150
Acres	0.07
Year Built	1981
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

**Community Information**

Address	369 Falshire Drive Ne
Subdivision	Falconridge
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3J1T8

**Amenities**

Utilities	Electricity Connected, Natural Gas Connected, High Speed Internet Available, Sewer Connected, Water Connected, Cable Internet Access
Parking Spaces	2
Parking	Additional Parking, Alley Access, Front Drive, Gravel Driveway, Off

Street, On Street, Outside, Parking Pad, Rear Drive, Permit Required

## Interior

Interior Features	Bookcases, No Animal Home, No Smoking Home, Quartz Counters, Suspended Ceiling, Tankless Hot Water, Vinyl Windows, Wired for Data
Appliances	Electric Range, Microwave, Range Hood, Refrigerator, Tankless Water Heater, Washer/Dryer, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	None
Has Basement	Yes
Basement	Full, Partially Finished

## Exterior

Exterior Features	Fire Pit, Private Entrance, Private Yard, Rain Gutters, Storage
Lot Description	Back Lane, Back Yard, Rectangular Lot
Roof	Asphalt Shingle
Construction	Concrete, Vinyl Siding, Wood Frame
Foundation	Poured Concrete

## Additional Information

Date Listed	April 25th, 2025
Days on Market	53
Zoning	R-CG

## Listing Details

Listing Office	Five Star Realty
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