

# \$510,000 - 327 Falshire Way Ne, Calgary

MLS® #A2261149

**\$510,000**

4 Bedroom, 3.00 Bathroom, 1,188 sqft

Residential on 0.07 Acres

Falconridge, Calgary, Alberta

Welcome to this well-kept and inviting home located in the heart of Falconridge, a mature, family-oriented community known for its parks, schools, and convenience. This property has been lovingly maintained over the years and offers an ideal opportunity for those seeking comfort, space, and a welcoming neighborhood atmosphere. Step inside to a bright and functional layout that feels instantly comfortable. The spacious living room features large windows that fill the home with natural light, creating a warm and cozy setting for family gatherings or quiet evenings. The main floor also includes a convenient half bathroom, perfect for guests and everyday use. The practical kitchen is well cared for, with ample cabinetry, generous space, and room for family dining with in living area, a great space to prepare meals, share stories, and make everyday memories. Upstairs, you'll find three generously sized bedrooms with a shared full bathroom, providing comfort and privacy for family members or guests. The fully developed basement offers excellent rental potential or extended family living, featuring a private bedroom, full bathroom, separate kitchen, laundry and a separate entrance. This flexible space allows for additional income or multi-generational living while maintaining privacy for both levels. Step outside to enjoy a fully fenced backyard, perfect for barbecues, gardening, or simply relaxing on sunny afternoons. There's ample space for kids to play safely and for families to enjoy outdoor



activities all year round. Practical features such as a private driveway and plenty of storage make everyday living easy and convenient. The home's solid construction and updates over time provide peace of mind and long-term value. Located close to schools, playgrounds, shopping centers, and public transit, this home offers everything you need in a convenient northeast Calgary location. It's an excellent choice for first-time buyers, growing families, or anyone looking to settle into a quiet and well-established community. A solid, well-cared-for home with great potential, ready for new owners to move in, make it their own, and enjoy for years to come. Rarely do properties like this with lowest market price come to market, offering so many features in such a connected, family friendly neighborhood. Don't miss the opportunity to make this remarkable home your own & schedule your private showing today!

Built in 1982

**Essential Information**

|                |             |
|----------------|-------------|
| MLS® #         | A2261149    |
| Price          | \$510,000   |
| Bedrooms       | 4           |
| Bathrooms      | 3.00        |
| Full Baths     | 2           |
| Half Baths     | 1           |
| Square Footage | 1,188       |
| Acres          | 0.07        |
| Year Built     | 1982        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | 2 Storey    |
| Status         | Active      |

**Community Information**

|             |                     |
|-------------|---------------------|
| Address     | 327 Falshire Way Ne |
| Subdivision | Falconridge         |
| City        | Calgary             |
| County      | Calgary             |
| Province    | Alberta             |
| Postal Code | T3J2B3              |

### **Amenities**

|                |            |
|----------------|------------|
| Parking Spaces | 3          |
| Parking        | Off Street |

### **Interior**

|                   |                                                                   |
|-------------------|-------------------------------------------------------------------|
| Interior Features | Closet Organizers, High Ceilings, No Animal Home, No Smoking Home |
| Appliances        | Dishwasher, Dryer, Electric Stove, Refrigerator, Washer           |
| Heating           | Forced Air, Natural Gas                                           |
| Cooling           | None                                                              |
| Has Basement      | Yes                                                               |
| Basement          | Finished, Full, Exterior Entry                                    |

### **Exterior**

|                   |                           |
|-------------------|---------------------------|
| Exterior Features | Playground                |
| Lot Description   | Irregular Lot, Landscaped |
| Roof              | Asphalt Shingle           |
| Construction      | Vinyl Siding, Wood Frame  |
| Foundation        | Poured Concrete           |

### **Additional Information**

|                |                    |
|----------------|--------------------|
| Date Listed    | October 16th, 2025 |
| Days on Market | 10                 |
| Zoning         | R-CG               |

### **Listing Details**

|                |                 |
|----------------|-----------------|
| Listing Office | URBAN-REALTY.ca |
|----------------|-----------------|

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.