

# \$570,000 - 95 Falshire Way Ne, Calgary

MLS® #A2211312

**\$570,000**

5 Bedroom, 2.00 Bathroom, 1,033 sqft

Residential on 0.11 Acres

Falconridge, Calgary, Alberta

Very nice and fully developed Bungalow with 3 bedrooms on the main floor and 2 bedrooms legal suite basement with separate entrance. Common laundry room but with separate access for main floor and basement. Over sized double detached garage at the rear. Huge deck for entertainment. Very good location for all the amenities like school, prairie park, shopping access, transit, playground. Nice and spacious kitchen, deck off the patio door. Live up and rent down investment property.

Built in 1983

## Essential Information

|                |             |
|----------------|-------------|
| MLS® #         | A2211312    |
| Price          | \$570,000   |
| Bedrooms       | 5           |
| Bathrooms      | 2.00        |
| Full Baths     | 2           |
| Square Footage | 1,033       |
| Acres          | 0.11        |
| Year Built     | 1983        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | Bungalow    |
| Status         | Active      |

## Community Information

Address 95 Falshire Way Ne



|             |             |
|-------------|-------------|
| Subdivision | Falconridge |
| City        | Calgary     |
| County      | Calgary     |
| Province    | Alberta     |
| Postal Code | T3J 2C7     |

### Amenities

|                |                                            |
|----------------|--------------------------------------------|
| Parking Spaces | 2                                          |
| Parking        | Double Garage Detached, Garage Door Opener |
| # of Garages   | 2                                          |

### Interior

|                   |                                                                                        |
|-------------------|----------------------------------------------------------------------------------------|
| Interior Features | Pantry                                                                                 |
| Appliances        | Dishwasher, Dryer, Electric Stove, Garage Control(s), Range Hood, Refrigerator, Washer |
| Heating           | Forced Air, Natural Gas                                                                |
| Cooling           | None                                                                                   |
| Has Basement      | Yes                                                                                    |
| Basement          | Finished, Full                                                                         |

### Exterior

|                   |                                        |
|-------------------|----------------------------------------|
| Exterior Features | None                                   |
| Lot Description   | Back Lane, Landscaped, Rectangular Lot |
| Roof              | Asphalt Shingle                        |
| Construction      | Vinyl Siding, Wood Frame               |
| Foundation        | Poured Concrete                        |

### Additional Information

|                |               |
|----------------|---------------|
| Date Listed    | May 9th, 2025 |
| Days on Market | 3             |
| Zoning         | R-CG          |

### Listing Details

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

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