

\$540,000 - 279 Falshire Way Ne, Calgary

MLS® #A2213466

\$540,000

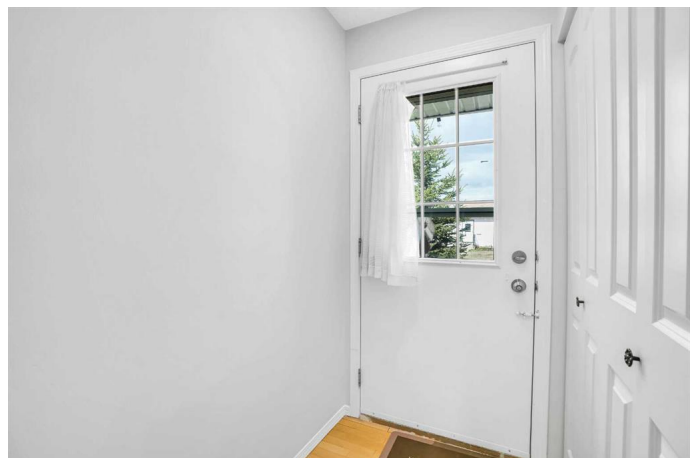
4 Bedroom, 3.00 Bathroom, 1,163 sqft

Residential on 0.07 Acres

Falconridge, Calgary, Alberta

Welcome to your new home! This beautifully maintained 3-bedroom, single-family residence in Falconridge community offers the perfect blend of comfort, style, and functionality. With FRESH interior paint throughout, the home feels bright, clean, and move-in ready. On the main floor, enjoy a bright and open living room, a kitchen with ample counter space, extensive cupboard storage, and a dining area perfectly placed beside a sunlit window. A convenient 2-piece bathroom completes the main level. As you move toward the back of the home, step out to a private backyard that features a deck for outdoor enjoyment and access to the HEATED detached garage. Downstairs, the illegal basement suite offers excellent potential with its separate entrance, spacious living area, 1 bedroom, a 3-piece bathroom, and a kitchenette. The basement includes shared laundry room. This home also has Air Conditioning installed in 2024 - Stay cool all summer long! Recent upgrades - Furnace (2022) , Hot watertank (2018), Roof & Siding (2022). This home is situated in an unbeatable location " just minutes from multiple bus routes, primary and secondary schools, Superstore, and more. Plus, it's conveniently close to the Genesis Centre, offering a wide range of recreational activities for all ages. Whether you're looking for a family-friendly home or a smart investment, this property is a must-see!

Built in 1982



Essential Information

MLS® #	A2213466
Price	\$540,000
Bedrooms	4
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,163
Acres	0.07
Year Built	1982
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

Community Information

Address	279 Falshire Way Ne
Subdivision	Falconridge
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3J 2B3

Amenities

Parking Spaces	2
Parking	Alley Access, Double Garage Detached
# of Garages	2

Interior

Interior Features	Laminate Counters, Separate Entrance
Appliances	Dishwasher, Electric Range, Garage Control(s), Refrigerator, Washer/Dryer
Heating	Central
Cooling	Central Air
Has Basement	Yes
Basement	Exterior Entry, See Remarks, Suite

Exterior

Exterior Features	Private Entrance
-------------------	------------------

Lot Description	Rectangular Lot, Street Lighting
Roof	Asphalt Shingle
Construction	Veneer
Foundation	Poured Concrete

Additional Information

Date Listed	May 2nd, 2025
Days on Market	48
Zoning	R-C2

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.