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

MLS® #A2213466

# \$540,000

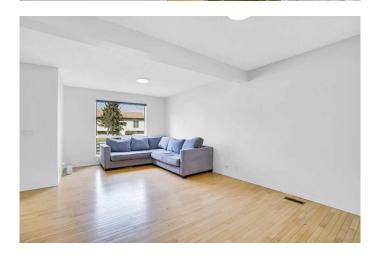
4 Bedroom, 3.00 Bathroom, 1,163 sqft Residential on 0.07 Acres

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 â€" 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!







#### **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 40

Zoning R-C2

# **Listing Details**

Listing Office URBAN-REALTY.ca

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