

# \$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
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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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