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

MLS® #A2213466

# \$540,000

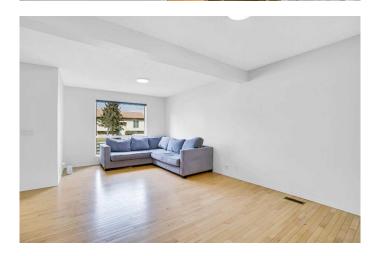
4 Bedroom, 3.00 Bathroom, 1,163 sqft Residential on 0.07 Acres

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 Separate Entrance, Laminate Counters

Appliances Dishwasher, Garage Control(s), Refrigerator, Washer/Dryer, Electric

Range

Heating Central
Cooling Central Air

Has Basement Yes

Basement Exterior Entry, Suite, See Remarks

#### **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 93

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.