

# \$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 | 37            |
| Zoning         | R-C2          |

### **Listing Details**

|                |                 |
|----------------|-----------------|
| Listing Office | URBAN-REALTY.ca |
|----------------|-----------------|

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