

# \$495,000 - 104 Falshire Close Ne, Calgary

MLS® #A2215131

**\$495,000**

4 Bedroom, 2.00 Bathroom, 978 sqft

Residential on 0.08 Acres

Falconridge, Calgary, Alberta

RENOVATED BI LEVEL WITH 2+2 BEDROOMS AND 2 FULL BATHS. MAIN LEVEL LIVING ROOM AND KITCHEN WITH VAULTED CEILING. NEWER OAK KITCHEN CABINETS WITH TEMPERED GLASS. TILE FLOORING. MAIN LEVEL HAS DEN ASWEL. MAIN LEVEL BATH WITH JETTED TUB. FULLY FINISHED BASEMENT WITH 2 BEDROOM ILLEGAL SUITE WITH SEPARATE WALK UP ENTRANCE AND SEPARATE LAUNDRY UP AND DOWN. DOUBLE HEATED GARAGE. BASEMENT LIVING ROOM WITH STONE FACED FIRE PLACE. HOT WATER TANK AND FURNACE HAS BEEN REPLACED OVER THE LAST FEW YEARS. CLOSE TO ALL LEVELS OF SCHOOLS, SHOPPING AND THE BUS ROUTE, CLOSE TO SIKH TEMPLE. VERY EASY TO SHOW. SHOWS VERY WELL. VERY GOOD FOR FIRST TIME BUYERS OR INVESTMENT. NEWER WINDOWS IN 2005.

Built in 1987

## Essential Information

MLS® #	A2215131
Price	\$495,000
Bedrooms	4
Bathrooms	2.00
Full Baths	2
Square Footage	978



Acres	0.08
Year Built	1987
Type	Residential
Sub-Type	Detached
Style	Bi-Level
Status	Active

### **Community Information**

Address	104 Falshire Close Ne
Subdivision	Falconridge
City	Calgary
County	Calgary
Province	Alberta
Postal Code	t3j 3a7

### **Amenities**

Parking Spaces	4
Parking	Double Garage Detached, Heated Garage, RV Access/Parking
# of Garages	2

### **Interior**

Interior Features	High Ceilings, Jetted Tub
Appliances	Dryer, Refrigerator, Washer, Window Coverings, Electric Range
Heating	Forced Air, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Basement, Wood Burning
Has Basement	Yes
Basement	Full, Suite, Walk-Up To Grade

### **Exterior**

Exterior Features	Private Entrance, RV Hookup
Lot Description	Back Lane, Garden, Landscaped, Lawn, Street Lighting, Front Yard, Level
Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Frame
Foundation	Poured Concrete

### **Additional Information**

Date Listed	April 27th, 2025
Days on Market	133
Zoning	R-CG

### **Listing Details**

Listing Office	Royal LePage METRO
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