

# \$520,000 - 104 Falshire Close Ne, Calgary

MLS® #A2215131

**\$520,000**

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          | \$520,000 |
| 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, Electric Range, Refrigerator, Washer, Window Coverings |
| 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, Front Yard, Garden, Landscaped, Lawn, Level, Street Lighting |
| Roof              | Asphalt Shingle                                                         |
| Construction      | Vinyl Siding, Wood Frame                                                |
| Foundation        | Poured Concrete                                                         |

### Additional Information

|                |                  |
|----------------|------------------|
| Date Listed    | April 27th, 2025 |
| Days on Market | 67               |
| Zoning         | R-CG             |

## **Listing Details**

|                |                    |
|----------------|--------------------|
| Listing Office | Royal LePage METRO |
|----------------|--------------------|

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