

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

MLS® #A2213466

\$540,000

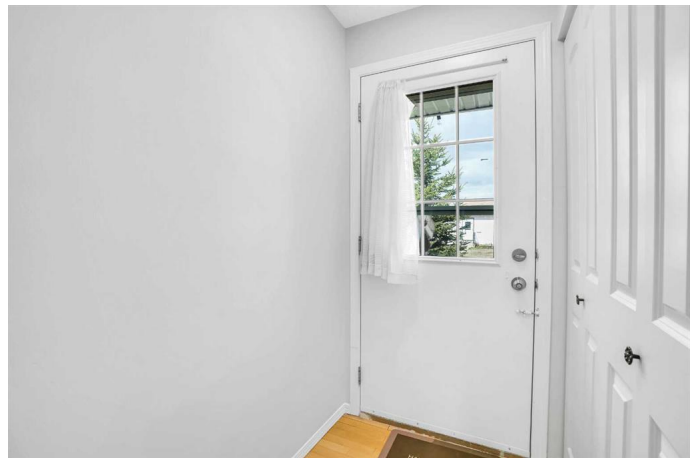
4 Bedroom, 3.00 Bathroom, 1,163 sqft

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 | 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, 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 | 77 |
| Zoning | R-C2 |

Listing Details

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

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