

\$499,999 - 369 Falshire Drive Ne, Calgary

MLS® #A2214281

\$499,999

3 Bedroom, 2.00 Bathroom, 1,150 sqft
Residential on 0.07 Acres

Falconridge, Calgary, Alberta

LOCATION LOCATION LOCATION .
INVESTOR ALERT . THIS RC-2 LOT Means
with city approval you can make another home
from Paved Alley access or Carriage home
Garage. GREAT FIRST TIME HOME BUYER
HOME. Located conveniently close to
elementary and high schools, bus routes to the
LRT, the Genesis Centre, Village Square
Library, Peter Lougheed Hospital, shopping,
and other amenities, this home offers both
comfort and convenience. BEAT the Deerfoot
traffic and hop on Stoney Trail.

This stunning home in the desirable Falcon
ridge community has been meticulously
renovated and is move-in ready. With fresh
paint, luxury laminate and taste full carpet
flooring, and updated kitchen with new closets
quartz countertops and renovated bathrooms,
New All Mirror sliding closets doors adds
luxury to the vibe ,it offers modern comfort
throughout. The home features modren vinyl
windows , on-demand hot water system and
fully serviced furnace system. light fixtures
have been updated. The master bedroom is a
standout with its spacious walk-in closet.

The basement is nearly fully developed,
offering a versatile large open area that can
serve as a bedroom or a family room. Enjoy
the south-facing backyard, which is fenced
and includes a large storage shed.

Located in the vibrant Falconridge community,
this home is just seconds away from public



transportation, making commuting a breeze. You'll also find yourself close to schools and a variety of amenities, ensuring convenience and accessibility. Falconridge is known for its welcoming atmosphere and family-friendly environment, making it a fantastic place to call home. Don't miss out on this exceptional opportunity

Built in 1981

Essential Information

MLS® #	A2214281
Price	\$499,999
Bedrooms	3
Bathrooms	2.00
Full Baths	1
Half Baths	1
Square Footage	1,150
Acres	0.07
Year Built	1981
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

Community Information

Address	369 Falshire Drive Ne
Subdivision	Falconridge
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3J1T8

Amenities

Utilities	Electricity Connected, Natural Gas Connected, Cable Internet Access, High Speed Internet Available, Sewer Connected, Water Connected
Parking Spaces	2
Parking	Alley Access, Front Drive, Off Street, On Street, Outside, Parking Pad,

Additional Parking, Gravel Driveway, Permit Required, Rear Drive

Interior

Interior Features	No Animal Home, No Smoking Home, Quartz Counters, Tankless Hot Water, Vinyl Windows, Bookcases, Suspended Ceiling, Wired for Data
Appliances	Electric Range, Microwave, Range Hood, Refrigerator, Tankless Water Heater, Washer/Dryer, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	None
Has Basement	Yes
Basement	Full, Partially Finished

Exterior

Exterior Features	Fire Pit, Private Entrance, Private Yard, Rain Gutters, Storage
Lot Description	Back Lane, Back Yard, Rectangular Lot
Roof	Asphalt Shingle
Construction	Concrete, Vinyl Siding, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	April 25th, 2025
Days on Market	2
Zoning	R-CG

Listing Details

Listing Office	Five Star Realty
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