

# \$475,000 - 179 Falshire Drive Ne, Calgary

MLS® #A2213248

## \$475,000

4 Bedroom, 3.00 Bathroom, 1,140 sqft

Residential on 0.07 Acres

Falconridge, Calgary, Alberta

Beautiful renovated home in Falconridge, located on a lot facing the green and elementary school, and also backing to green. Home features new luxury vinyl plank floorings in spacious living room combining together with formal dining room. New luxury vinyl plank and laminate flooring in bedrooms as well. Very Nice high quality newer Lino flooring in kitchen and bath and stairsteps. New toilet and vanity in half bath. Kitchen has cherry kitchen cabinets, and glass back splash. Newly reglazed tub in main bath. Fresh paint throughout and Upstairs there are 3 bedroom, a full bath. Basement is fully finished with recreation room, 1 bedroom, 1 full bath and a kitchenette with sink, no stove. House also comes with a huge oversized garage of 24X25.5 feet which has extra high ceiling as well. back yard is poured concrete patio. This beautiful house is priced to sell!

Built in 1981

### Essential Information

MLS® #	A2213248
Price	\$475,000
Bedrooms	4
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,140
Acres	0.07



Year Built	1981
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

### Community Information

Address	179 Falshire Drive Ne
Subdivision	Falconridge
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3J 1P7

### Amenities

Parking Spaces	2
Parking	220 Volt Wiring, Double Garage Detached, Garage Door Opener, Oversized
# of Garages	2
Waterfront	Creek, See Remarks

### Interior

Interior Features	No Animal Home, See Remarks
Appliances	Dishwasher, Refrigerator, Dryer, Electric Stove, Garage Control(s), Washer
Heating	Forced Air, Natural Gas
Cooling	None
Has Basement	Yes
Basement	Finished, Full

### Exterior

Exterior Features	Courtyard, Private Yard
Lot Description	Back Lane, Low Maintenance Landscape, See Remarks, Backs on to Park/Green Space, Level, No Neighbours Behind
Roof	Asphalt Shingle
Construction	Vinyl Siding
Foundation	Poured Concrete

### Additional Information

Date Listed	May 12th, 2025
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Days on Market	58
Zoning	R-CG

## **Listing Details**

Listing Office	First Place Realty
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