

# \$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 Falconridge 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. Donâ€™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 | 5                |
| Zoning         | R-CG             |

## Listing Details

|                |                  |
|----------------|------------------|
| Listing Office | Five Star Realty |
|----------------|------------------|

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