

# \$479,800 - 343 Falshire Way Ne, Calgary

MLS® #A2251977

**\$479,800**

3 Bedroom, 2.00 Bathroom, 1,153 sqft

Residential on 0.07 Acres

Falconridge, Calgary, Alberta

**\*\*OPEN HOUSE - Sep 13th - 12:00 PM to 3:00 PM\*\*** Welcome to this well-maintained 3-bedroom home, ideally located on a quiet street with a playground just across the road. This bright and functional 2-storey layout offers great space for everyday living and entertaining.

The main floor features a spacious living area with large windows that bring in natural light, a practical kitchen with granite countertops, and a dedicated dining space. The back entrance includes a mudroom and a convenient 2-piece bathroom.

Upstairs, the primary bedroom offers a large walk-in closet and 4-piece ensuite, accompanied by two additional good-sized bedrooms. The basement features a large recreation or entertainment area with brand new carpet, perfect for family use or a home theatre setup.

Recent updates include fresh paint throughout, new siding, a brand new stainless steel stove and over-the-range microwave, and updated carpeting. The fully fenced backyard is sunny and spacious, complete with a patio area ideal for relaxing or entertaining.

This home presents excellent value for those seeking a move-in ready option in a family-friendly community, with no condo fees and room to grow.



Built in 1982

**Essential Information**

|                |             |
|----------------|-------------|
| MLS® #         | A2251977    |
| Price          | \$479,800   |
| Bedrooms       | 3           |
| Bathrooms      | 2.00        |
| Full Baths     | 1           |
| Half Baths     | 1           |
| Square Footage | 1,153       |
| Acres          | 0.07        |
| Year Built     | 1982        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | 2 Storey    |
| Status         | Active      |

**Community Information**

|             |                     |
|-------------|---------------------|
| Address     | 343 Falshire Way Ne |
| Subdivision | Falconridge         |
| City        | Calgary             |
| County      | Calgary             |
| Province    | Alberta             |
| Postal Code | T3J 2B3             |

**Amenities**

|                |            |
|----------------|------------|
| Parking Spaces | 2          |
| Parking        | Off Street |

**Interior**

|                   |                                                                            |
|-------------------|----------------------------------------------------------------------------|
| Interior Features | Open Floorplan                                                             |
| Appliances        | Dishwasher, Electric Range, Microwave Hood Fan, Refrigerator, Washer/Dryer |
| Heating           | Forced Air                                                                 |
| Cooling           | None                                                                       |
| Has Basement      | Yes                                                                        |
| Basement          | Finished, Full                                                             |

**Exterior**

|                   |                                        |
|-------------------|----------------------------------------|
| Exterior Features | Other                                  |
| Lot Description   | Back Lane, Back Yard, Landscaped, Lawn |
| Roof              | Asphalt Shingle                        |
| Construction      | Concrete, Wood Frame                   |
| Foundation        | Poured Concrete                        |

**Additional Information**

|                |                   |
|----------------|-------------------|
| Date Listed    | August 28th, 2025 |
| Days on Market | 18                |
| Zoning         | R-CG              |

**Listing Details**

|                |            |
|----------------|------------|
| Listing Office | eXp Realty |
|----------------|------------|

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.