

# \$299,900 - 45 Falshire Terrace Ne, Calgary

MLS® #A2084606

## \$299,900

3 Bedroom, 2.00 Bathroom, 1,001 sqft  
Residential on 0.00 Acres

Falconridge, Calgary, Alberta

This beautiful Townhouse Condo has a nice Quiet location backing onto additional green space. Beautiful NEW gray vinyl floor in the main level and the cherry hardwood in the MASTER BEDROOM area with neutral color creates a peaceful setting. New paint all over the house. New carpet on the stairs. This Condo has it all!!! Huge living room, nice size nook, three Bedrooms, two Bathrooms, lots of storage space, parking stall, rear patio area to relax on summer days, nicely landscaped & fenced. Lots of sunlight. Washer & dryer included. "Why Rent When You Can Own." Don't Miss Out on This Great Opportunity!! Close to all amenities - Schools, Shopping, Transportation, Recreational Facilities etc. Book your viewing today before it goes!



Built in 1982

## Essential Information

MLS® #	A2084606
Price	\$299,900
Sold Price	\$315,000
Bedrooms	3
Bathrooms	2.00
Full Baths	1
Half Baths	1
Square Footage	1,001
Acres	0.00
Year Built	1982

Type	Residential
Sub-Type	Row/Townhouse
Style	2 Storey
Status	Sold

### **Community Information**

Address	45 Falshire Terrace Ne
Subdivision	Falconridge
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3J3B4

### **Amenities**

Amenities	Park, Parking, Playground, Visitor Parking
Parking Spaces	1
Parking	Stall

### **Interior**

Interior Features	Laminate Counters, No Animal Home, No Smoking Home
Appliances	Dishwasher, Dryer, Electric Stove, Range Hood, Refrigerator, Washer
Heating	Forced Air
Cooling	None
Has Basement	Yes
Basement	Full, Unfinished

### **Exterior**

Exterior Features	Playground, Private Yard
Lot Description	Back Lane, Back Yard, Lawn, Landscaped, Street Lighting
Roof	Asphalt Shingle
Construction	Vinyl Siding
Foundation	Poured Concrete

### **Additional Information**

Date Listed	October 2nd, 2023
Date Sold	October 21st, 2023
Days on Market	19
Zoning	M-C1 d75
HOA Fees	0.00

## Listing Details

Listing Office

FIRST PLACE REALTY



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