

\$479,900 - 112 Falshire Close Ne, Calgary

MLS® #A2085639

\$479,900

4 Bedroom, 2.00 Bathroom, 1,106 sqft

Residential on 0.12 Acres

Falconridge, Calgary, Alberta

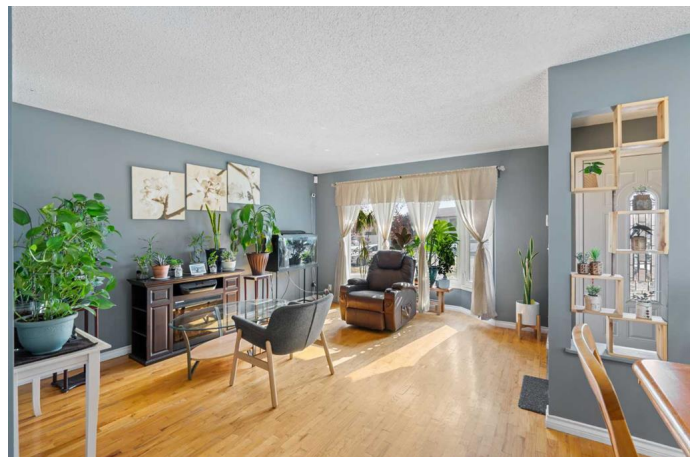
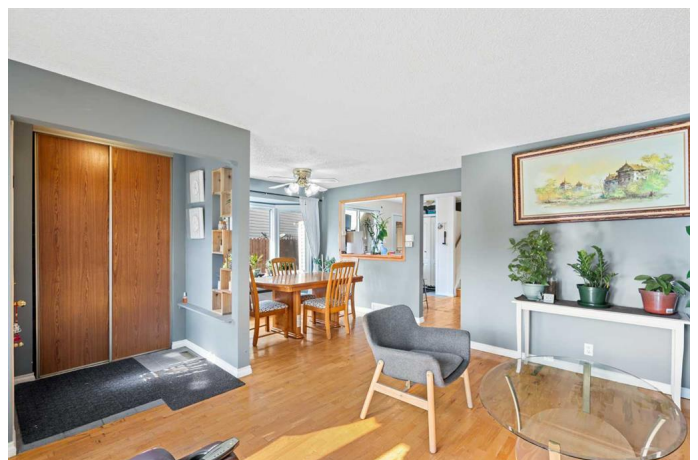
Are you looking for a charming and spacious home in a prime location in the North East Calgary? Look no further! This 4-level split single detached home is a hidden gem in Calgary's desirable neighborhood.

With its abundance of natural light, this home offers a warm and inviting atmosphere. Newer windows were replaced 4 years ago, siding and roof were replaced 2 years ago, provide peace of mind and add to the home's curb appeal.

Inside, you'll find a thoughtfully designed layout that maximizes space and functionality. The developed basement adds valuable extra living space, perfect for a recreation room or home office. This home features 4 bedrooms and 2 full bathrooms, over 1960 sq.ft of livable space offering plenty of space for a growing family.

For those with multiple vehicles or in need of extra storage, the detached 24x26 double garage, and RV parking is a fantastic bonus. Additionally, the huge side deck and west facing backyard are great for hosting BBQ parties and enjoying outdoor activities.

Location is key, and this home does not disappoint. Situated close to Terry Fox School and Bishop McNally High School, it's an ideal choice for families with children. Additionally, you'll find yourself within close proximity to



great restaurants, offering a variety of dining options. The quick drive to Prairie Wind Park adds to the convenience and recreational opportunities in the area.

Convenience is also at your fingertips, with a quick drive to Superstore for all your shopping needs, and the McKnight train station for easy commuting.

Don't miss out on this incredible opportunity to own a wonderful home in a highly sought-after location. Schedule a viewing today!

Built in 1983

Essential Information

MLS® #	A2085639
Price	\$479,900
Sold Price	\$475,000
Bedrooms	4
Bathrooms	2.00
Full Baths	2
Square Footage	1,106
Acres	0.12
Year Built	1983
Type	Residential
Sub-Type	Detached
Style	4 Level Split
Status	Sold

Community Information

Address	112 Falshire Close Ne
Subdivision	Falconridge
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3J 3A6

Amenities

Parking Spaces	2
Parking	Double Garage Detached, Garage Door Opener, On Street

Interior

Interior Features	See Remarks
Appliances	Dishwasher, Electric Stove, Microwave, Range Hood, Refrigerator
Heating	Forced Air, Natural Gas
Cooling	None
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	Other
Lot Description	Back Lane, Back Yard, Corner Lot, Irregular Lot, Landscaped, Pie Shaped Lot
Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	October 5th, 2023
Date Sold	October 24th, 2023
Days on Market	19
Zoning	RC-1
HOA Fees	0.00

Listing Details

Listing Office	REAL BROKER
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