

\$390,000 - 20 Falshire Way Ne, Calgary

MLS® #A2086247

\$390,000

4 Bedroom, 3.00 Bathroom, 1,094 sqft

Residential on 0.07 Acres

Falconridge, Calgary, Alberta

This property boasts several recent upgrades, including a newer roof, a recently installed hot water tank, as well as fresh flooring and paint. This newly renovated 4-bedroom, 2.5-bathroom Semi duplex boasts over 1590 sqft. of living space, including a fully finished basement. On the main floor, you'll find a spacious living area with a large window and a cozy fireplace, complemented by a delightful dining area. The well-equipped kitchen offers ample cabinet storage, and there's a convenient 2-piece bathroom on this level.

Moving to the upper floor, the house features three generously sized bedrooms for comfortable living, along with a full bathroom. The basement includes an additional bedroom with a full bathroom, providing extra space for your needs. There's also a convenient laundry area.

This duplex is situated on a spacious lot with rear alley access and front double gravel parking, accommodating up to 4 cars. Its location is highly convenient, with easy access to amenities, playgrounds, the LRT station (Saddletowne station), and nearby schools such as Great MacEwan School and Terry Fox High School. This home offers both comfort and convenience for modern living.

Built in 1982

Essential Information



MLS® #	A2086247
Price	\$390,000
Sold Price	\$362,500
Bedrooms	4
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,094
Acres	0.07
Year Built	1982
Type	Residential
Sub-Type	Semi Detached
Style	2 Storey, Side by Side
Status	Sold

Community Information

Address	20 Falshire Way Ne
Subdivision	Falconridge
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3J 2B4

Amenities

Parking Spaces	2
Parking	Alley Access, Front Drive, Gravel Driveway, Off Street, Parking Pad, Secured

Interior

Interior Features	No Animal Home, No Smoking Home
Appliances	Dryer, Electric Range, Range Hood, Refrigerator, Washer
Heating	Forced Air
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Wood Burning
Has Basement	Yes
Basement	Finished, Full

Exterior

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

Additional Information

Date Listed	October 7th, 2023
Date Sold	October 26th, 2023
Days on Market	16
Zoning	R-C2
HOA Fees	0.00

Listing Details

Listing Office	RE/MAX REAL ESTATE (MOUNTAIN VIEW)
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