

\$485,000 - 55 Falshire Drive Ne, Calgary

MLS® #A2087568

\$485,000

4 Bedroom, 2.00 Bathroom, 873 sqft

Residential on 0.11 Acres

Falconridge, Calgary, Alberta

Meticulous upgraded bungalow with heated double garage and fantastic landscaping! This home features 4 bedrooms with 3 up and 1 downstairs in the finished basement. Many recent upgrades - all new windows and doors and freshly painted walls, ceilings and new flooring! Siding, shingles soffit/fascia was done ~3 years ago. Hot water tank and water softener replaced ~4 years ago. Washer and dryer are ~2 years old. The home features a separate side entrance leaving lots of options accessing the fully developed basement. The basement includes a 29' 8" x 18' 3" family room which leaves lots of opportunities for potential re-development - or enjoy it as is with the cozy wood burning fireplace. The double garage is Heated! and has plenty of storage, a workbench and also includes 2 access points to the attic with drop-down stairs! Garage is wired for a 30A plug. There is room for RV Parking! The landscaping is wonderful - treed, private with a retaining wall, a shed, firepit and South facing garden waiting to be enjoyed! The home has a security system with multiple cameras. Pride of ownership thought out every part of this wonderful home. Do not wait as this home won't last - call your favourite agent for a showing before its gone!

Built in 1980

Essential Information

MLS® #

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Price	\$485,000
Sold Price	\$487,000
Bedrooms	4
Bathrooms	2.00
Full Baths	2
Square Footage	873
Acres	0.11
Year Built	1980
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Sold

Community Information

Address	55 Falshire Drive Ne
Subdivision	Falconridge
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3J1P7

Amenities

Parking Spaces	4
Parking	Double Garage Detached, Off Street, RV Access/Parking

Interior

Interior Features	Ceiling Fan(s), Jetted Tub, Laminate Counters, Vinyl Windows
Appliances	Dishwasher, Dryer, Electric Stove, Humidifier, Refrigerator, Washer
Heating	Forced Air
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Wood Burning
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	Private Entrance, Rain Gutters, Storage
Lot Description	Back Yard, City Lot, Fruit Trees/Shrub(s), Front Yard, Garden, Interior

	Lot, Landscaped, Many Trees, Street Lighting, Other, Private, Rectangular Lot
Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	October 15th, 2023
Date Sold	October 27th, 2023
Days on Market	12
Zoning	R-C1
HOA Fees	0.00

Listing Details

Listing Office	RE/MAX REAL ESTATE (CENTRAL)
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