

\$679,900 - 8 Falshire Close Ne, Calgary

MLS® #A2088140

\$679,900

7 Bedroom, 4.00 Bathroom, 1,240 sqft

Residential on 0.10 Acres

Falconridge, Calgary, Alberta

*****2 ILLEGAL BASEMENT SUITES OF 2 BEDROOM EACH***** Nestled in the heart of Falconridge, this meticulously renovated CORNER-LOT bungalow offers over 2400 sqft of living space and features a convenient double detached garage. Inside, you'll find three spacious bedrooms, with the master bedroom boasting its own ensuite, and a well-appointed common bathroom. The recently updated kitchen and separate dining area on the main floor make it an ideal space for family gatherings and entertaining, complete with modern amenities and ample counter space. What truly distinguishes this property is the fully finished basement, housing two separate illegal suites, each with two bedrooms, brand-new kitchens, and bathrooms. This configuration allows for versatile living arrangements for extended family members or the potential to generate significant rental income. The location is perfect for families, as it is in close proximity to schools and playgrounds. Additionally, the recently refreshed exterior, featuring vinyl windows, not only enhances the home's curb appeal but also contributes to improved energy efficiency. Don't miss this rare opportunity to own a fully renovated bungalow with income potential in Falconridge's competitive real estate market, offering spacious and comfortable living with the added benefit of supplemental income potential.

Built in 1986



Essential Information

MLS® #	A2088140
Price	\$679,900
Sold Price	\$670,000
Bedrooms	7
Bathrooms	4.00
Full Baths	4
Square Footage	1,240
Acres	0.10
Year Built	1986
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Sold

Community Information

Address	8 Falshire Close Ne
Subdivision	Falconridge
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3J 3A3

Amenities

Parking Spaces	4
Parking	Double Garage Detached, Off Street, Parking Pad

Interior

Interior Features	Chandelier, No Animal Home, No Smoking Home, Quartz Counters, Separate Entrance, Skylight(s), Vinyl Windows, Walk-In Closet(s)
Appliances	Dishwasher, Dryer, Electric Stove, Garage Control(s), Microwave, Refrigerator, Washer
Heating	Central, Forced Air
Cooling	None
Has Basement	Yes
Basement	Separate/Exterior Entry, Finished, Suite, Walk-Out

Exterior

Exterior Features	None
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Lot Description	Corner Lot, Few Trees, Garden, No Neighbours Behind, Landscaped, Street Lighting, Pie Shaped Lot
Roof	Asphalt Shingle
Construction	Concrete, Stucco, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	October 18th, 2023
Date Sold	October 19th, 2023
Days on Market	1
Zoning	R-C1
HOA Fees	0.00

Listing Details

Listing Office	PREP REALTY
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