

\$389,900 - 131 Falshire Terrace Ne, Calgary

MLS® #A2116755

\$389,900

3 Bedroom, 3.00 Bathroom, 1,089 sqft
Residential on 0.00 Acres

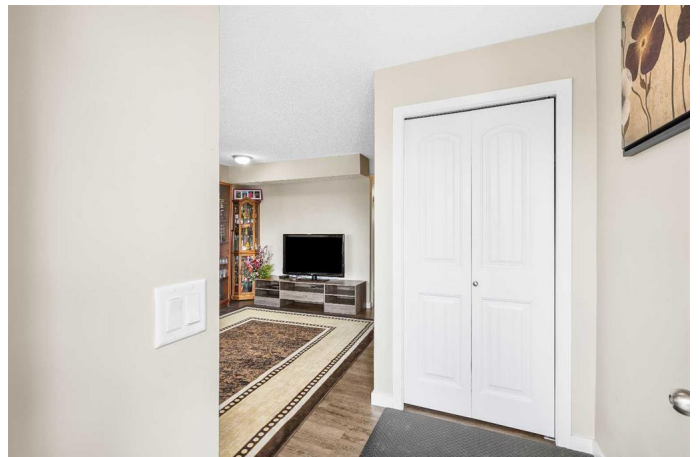
Falconridge, Calgary, Alberta

Welcome to this meticulously renovated Townhome, where every corner exudes sophistication and comfort. As you enter, be greeted by an abundance of natural light that floods the spacious interior, creating an inviting atmosphere that beckons you to explore further.

The attention to detail is evident throughout, starting with the newly installed doors and windows that not only enhance the aesthetic appeal but also promise years of tranquility and peace of mind. Step onto the main floor, where luxury meets practicality with the addition of stunning Luxury Vinyl Plank flooring that seamlessly flows from room to room.

The heart of the home, the kitchen, has been completely transformed with sleek new cabinets, countertops, and a stylish tile backsplash, providing the perfect backdrop for culinary creativity. A half bath on this level adds convenience and functionality, ensuring every aspect of modern living is addressed.

Ascending the staircase, you'll discover an equally impressive upper level, where comfort reigns supreme. Plush carpets underfoot invite you into each of the generously sized bedrooms, including a spacious master retreat that promises restful nights and rejuvenating mornings. The addition of a new full bathroom further enhances the appeal, offering a sanctuary-like experience for relaxation and



self-care.

But the true gem of this home lies below, in the fully finished basement. Here, a sprawling rec room awaits your personal touch, offering endless possibilities for entertainment and recreation. Complete with a convenient 3pc bathroom, this space is primed for hosting gatherings with friends and family or simply unwinding after a long day.

Practical upgrades, such as the expert refurbishment of the furnace, ensure optimal comfort and efficiency year-round, while outside, a newly installed sliding glass door leads to a spacious wood deck and a private backyard oasis. Whether you're grilling up a storm or simply enjoying a quiet moment in nature, this outdoor space is sure to delight.

In summary, this Townhome offers the perfect blend of luxury, functionality, and comfort, making it an ideal place to call home. Don't miss your chance to make it yours and start creating lasting memories in this fantastic property.

Built in 1982

Essential Information

MLS® #	A2116755
Price	\$389,900
Sold Price	\$382,000
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,089
Acres	0.00
Year Built	1982
Type	Residential

Sub-Type	Row/Townhouse
Style	2 Storey
Status	Sold

Community Information

Address	131 Falshire Terrace Ne
Subdivision	Falconridge
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3J3B2

Amenities

Amenities	Parking, Playground
Parking Spaces	1
Parking	Stall

Interior

Interior Features	No Smoking Home
Appliances	Dishwasher, Electric Stove, Range Hood, Refrigerator, Washer/Dryer, Window Coverings
Heating	Forced Air
Cooling	None
Has Basement	Yes
Basement	Finished, Full

Exterior

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

Additional Information

Date Listed	March 21st, 2024
Date Sold	April 7th, 2024
Days on Market	17
Zoning	M-C1 d75
HOA Fees	0.00

Listing Details

Listing Office RE/MAX Real Estate (Central)

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.