

\$489,900 - 35 Falshire Way Ne, Calgary

MLS® #A2149018

\$489,900

3 Bedroom, 2.00 Bathroom, 828 sqft

Residential on 0.07 Acres

Falconridge, Calgary, Alberta

\$40,000 upgrades***Beautiful Bi- Level house with a SECOND KITCHEN in the basement with a SEPARATE SIDE ENTRANCE. LIVE UP AND RENT DOWN! SEPARATE LAUNDRY UP AND DOWN. Recently got MANY UPGRADES: NEW 2 KITCHENS, NEW APPLIANCES, NEW FLOORING, NEW LIGHT FIXTURES, NEW BATH ROOMS, NEW PAINT. This Bi- Level house has two Bedrooms on upper floor, spacious living room, dining area and completely renovated kitchen and a bathroom. Also fully developed Illegal Basement suite with a separate entrance. Basement has a huge living room, big kitchen, good size bed room, laundry room, and a bath room. Lots of storage spaces. Parking pad at the front of the house. This house is close to all amenities, such as: bus-stop, schools, shops and playground. C-train station is a 5 minute drive away. Move in ready! Quick possession available.

Built in 1982

Essential Information

MLS® #	A2149018
Price	\$489,900
Sold Price	\$485,000
Bedrooms	3
Bathrooms	2.00
Full Baths	2
Square Footage	828



Acres	0.07
Year Built	1982
Type	Residential
Sub-Type	Detached
Style	Bi-Level
Status	Sold

Community Information

Address	35 Falshire Way Ne
Subdivision	Falconridge
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3J2B2

Amenities

Parking Spaces	1
Parking	Off Street

Interior

Interior Features	Ceiling Fan(s), Laminate Counters, No Animal Home, No Smoking Home
Appliances	Dishwasher, Dryer, Electric Stove, Range Hood, Refrigerator, Washer
Heating	Forced Air
Cooling	None
Has Basement	Yes
Basement	Finished, Full, Suite

Exterior

Exterior Features	Playground, Private Yard, Storage
Lot Description	Back Lane, Back Yard, Few Trees, Front Yard, Lawn, Landscaped
Roof	Asphalt Shingle
Construction	Concrete, Vinyl Siding
Foundation	Poured Concrete

Additional Information

Date Listed	July 12th, 2024
Date Sold	August 19th, 2024
Days on Market	38

Zoning	R-C2
HOA Fees	0.00

Listing Details

Listing Office	First Place Realty
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