

\$339,000 - 40 Falshire Terrace Ne, Calgary

MLS® #A2155579

\$339,000

3 Bedroom, 2.00 Bathroom, 825 sqft

Residential on 0.00 Acres

Falconridge, Calgary, Alberta

| OVER 1,400 SQFT of living space | Finished Basement | Corner Unit | Fenced Yard | 3 Bedrooms 2 Full Baths | Convenient Parking Stall | This well-maintained corner unit is an ideal starter home, conveniently located near schools, amenities, and public transit. The home has been updated with new triple-pane windows and includes an assigned parking stall directly in front of the unit. Inside, the vaulted ceilings and laminate floors create a welcoming atmosphere. The three-level split design features a bright living room upon entering leading up to a spacious kitchen with ample cabinet space and a pantry, all connected dining area. Two generously sized bedrooms and a four-piece bathroom complete the upper level. The lower level offers additional living space with a third bedroom, a three-piece bathroom, a large rec room, and a combined storage/laundry room. The front fenced yard is perfect for pets or kids to play. This well-managed complex also provides visitor parking. Schedule your showing today!

Built in 1982

Essential Information

MLS® #	A2155579
Price	\$339,000
Sold Price	\$329,000
Bedrooms	3
Bathrooms	2.00



Full Baths	2
Square Footage	825
Acres	0.00
Year Built	1982
Type	Residential
Sub-Type	Row/Townhouse
Style	3 Level Split
Status	Sold

Community Information

Address	40 Falshire Terrace Ne
Subdivision	Falconridge
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3J 3B4

Amenities

Amenities	None
Parking Spaces	1
Parking	Stall

Interior

Interior Features	Pantry, See Remarks
Appliances	Dishwasher, Dryer, Electric Stove, Microwave, Range Hood, Refrigerator, Washer, Window Coverings
Heating	Forced Air
Cooling	None
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	Other
Lot Description	Corner Lot
Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	August 6th, 2024
Date Sold	September 16th, 2024
Days on Market	41
Zoning	M-C1 d75
HOA Fees	0.00

Listing Details

Listing Office	2% Realty
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