

**369 Falshire Drive NE
Calgary, Alberta**

MLS # A2165646



\$535,000

Division:	Falconridge		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,150 sq.ft.	Age:	1981 (43 yrs old)
Beds:	3	Baths:	1 full / 1 half
Garage:	Additional Parking, Alley Access, Front Drive, Gravel Driveway, Off Street, On		
Lot Size:	0.07 Acre		
Lot Feat:	Back Lane, Back Yard, Rectangular Lot		

Heating:	Forced Air, Natural Gas	Water:	Public
Floors:	Carpet, Laminate, Tile	Sewer:	Public Sewer
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full, Partially Finished	LLD:	-
Exterior:	Concrete, Vinyl Siding, Wood Frame	Zoning:	R-C2
Foundation:	Poured Concrete	Utilities:	Cable Internet Access, Electricity Connected, Natural Gas
Features:	Bookcases, No Animal Home, No Smoking Home, Quartz Counters, Suspended Ceiling, Tankless Hot Water, Vinyl Windows, Wired for Data		
Inclusions:	n/a		

LOCATION LOCATION LOCATION . INVESTOR ALERT . THIS RC-2 LOT Means with city approval you can make another home from Paved Alley access or Carriage home Garage downstairs and Suite upstairs. GREAT FIRST TIME HOME BUYER HOME. Located conveniently close to elementary and high schools, bus routes to the LRT, the Genesis Centre, Village Square Library, Peter Lougheed Hospital, shopping, and other amenities, this home offers both comfort and convenience. BEAT the Deerfoot traffic and hop on Stoney Trail. This stunning home in the desirable Falcon ridge community has been meticulously renovated and is move-in ready. With fresh paint, luxury laminate and taste full carpet flooring, and updated kitchen with new closets quartz countertops and renovated bathrooms, New All Mirror sliding closets doors adds luxury to the vibe ,it offers modern comfort throughout. The home features modren vinyl windows , on-demand hot water system and fully serviced furnace system. light fixtures have been updated. The master bedroom is a standout with its spacious walk-in closet. The basement is nearly fully developed, offering a versatile large open area that can serve as a bedroom or a family room. Enjoy the south-facing backyard, which is fenced and includes a large storage shed. Located in the vibrant Falconridge community, this home is just seconds away from public transportation, making commuting a breeze. You'll also find yourself close to schools and a variety of amenities, ensuring convenience and accessibility. Falconridge is known for its welcoming atmosphere and family-friendly environment, making it a fantastic place to call home. Don't miss out on this exceptional opportunity