

345 Falshire Drive NE
Calgary, Alberta

MLS # A2173927



\$465,000

Division:	Falconridge		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,110 sq.ft.	Age:	1981 (43 yrs old)
Beds:	3	Baths:	1 full / 1 half
Garage:	Off Street		
Lot Size:	0.07 Acre		
Lot Feat:	Back Lane, Lawn, Landscaped, Level, Paved		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Laminate, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full, Partially Finished	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Central Vacuum, No Animal Home, No Smoking Home, Open Floorplan		

Inclusions: N/A

Perfect starter home in the heart of Falconridge. Welcome to this beautiful 2 storey home with 3 bedroom and 1.5 bathrooms. Walking in you will greet yourself to the open and inviting living room with an abundance of sunlight. Walking in towards the kitchen you will notice the recently upgraded cabinetry throughout. Kitchen leads out to deck and a huge backyard perfect for entertaining or a growing family. The upper level consists of three large bedrooms including a cheater door ensuite bathroom. The basement has another large family room as well as space for another bathroom and bedroom. A concrete parking pad along with street parking at the front of the house allows for ample parking spaces. The back alley is also fully paved. Located within walking distance to schools, transit, shopping, NE Sportsplex & many more amenities.