

**11 Falshire Drive NE**  
**Calgary, Alberta**

**MLS # A2213178**

**\$559,900**



<b>Division:</b>	Falconridge		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bungalow		
<b>Size:</b>	1,076 sq.ft.	<b>Age:</b>	1982 (43 yrs old)
<b>Beds:</b>	5	<b>Baths:</b>	2
<b>Garage:</b>	Double Garage Detached, Parking Pad		
<b>Lot Size:</b>	0.13 Acre		
<b>Lot Feat:</b>	Back Yard		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Laminate	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Separate/Exterior Entry, Full, Suite	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding, Wood Frame	<b>Zoning:</b>	R-CG
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Kitchen Island, Open Floorplan		

**Inclusions:** None

Welcome to 11 Falshire Drive NE, a beautifully maintained and updated detached home in the heart of Falconridge one of Calgary's vibrant and family-friendly communities. This spacious residence offers 5 bedrooms, 2 full bathrooms, and over 2,000 sq ft of total living space, making it ideal for growing families, multi-generational households, or investors seeking a turn-key rental property. The main floor features a bright and open layout with large windows that fill the space with natural light. Enjoy a cozy living room, a functional dining area, and a well-appointed kitchen with plenty of cabinetry and counter space. Three generously sized bedrooms and a full bath complete the main level, providing comfortable living for the whole family. The fully finished basement includes a separate entrance, two additional bedrooms, a second full bathroom, and a spacious rec room perfect for extended family, a rental suite (subject to city approval), or additional entertainment space. Outside, you'll find a private fenced backyard, ideal for summer barbecues, kids to play, or even future development. There's ample parking with a front driveway and a Oversized Double detached garage. Conveniently located near schools, shopping, public transit, and major roadways like McKnight Blvd and Stoney Trail, this home combines comfort, location, and value. Whether you're a first-time homebuyer or savvy investor, 11 Falshire Drive NE is move-in ready and full of potential.