

# \$469,900 - 179 Falshire Drive Ne, Calgary

MLS® #A2213248

## \$469,900

4 Bedroom, 3.00 Bathroom, 1,140 sqft

Residential on 0.07 Acres

Falconridge, Calgary, Alberta

Beautiful renovated home in Falconridge, located on a lot facing the green and elementary school, and also backing to green. Home features new luxury vinyl plank floorings in spacious living room combining together with formal dining room. New luxury vinyl plank and laminate flooring in bedrooms as well. Very Nice high quality newer Lino flooring in kitchen and bath and stairsteps. New toilet and vanity in half bath. Kitchen has cherry kitchen cabinets, and glass back splash. Newly reglazed tub in main bath. Fresh paint throughout and Upstairs there are 3 bedroom, a full bath. Basement is fully finished with recreation room, 1 bedroom, 1 full bath and a kitchenette with sink, no stove. House also comes with a huge oversized garage of 24X25.5 feet which has extra high ceiling as well. back yard is poured concrete patio. This beautiful house is priced to sell!

Built in 1981

## Essential Information

|                |           |
|----------------|-----------|
| MLS® #         | A2213248  |
| Price          | \$469,900 |
| Bedrooms       | 4         |
| Bathrooms      | 3.00      |
| Full Baths     | 2         |
| Half Baths     | 1         |
| Square Footage | 1,140     |
| Acres          | 0.07      |



|            |             |
|------------|-------------|
| Year Built | 1981        |
| Type       | Residential |
| Sub-Type   | Detached    |
| Style      | 2 Storey    |
| Status     | Active      |

### Community Information

|             |                       |
|-------------|-----------------------|
| Address     | 179 Falshire Drive Ne |
| Subdivision | Falconridge           |
| City        | Calgary               |
| County      | Calgary               |
| Province    | Alberta               |
| Postal Code | T3J 1P7               |

### Amenities

|                |                                                                        |
|----------------|------------------------------------------------------------------------|
| Parking Spaces | 2                                                                      |
| Parking        | 220 Volt Wiring, Double Garage Detached, Garage Door Opener, Oversized |
| # of Garages   | 2                                                                      |
| Waterfront     | Creek, See Remarks                                                     |

### Interior

|                   |                                                                            |
|-------------------|----------------------------------------------------------------------------|
| Interior Features | No Animal Home, See Remarks                                                |
| Appliances        | Dishwasher, Dryer, Electric Stove, Refrigerator, Washer, Garage Control(s) |
| Heating           | Forced Air, Natural Gas                                                    |
| Cooling           | None                                                                       |
| Has Basement      | Yes                                                                        |
| Basement          | Finished, Full                                                             |

### Exterior

|                   |                                                                                                              |
|-------------------|--------------------------------------------------------------------------------------------------------------|
| Exterior Features | Courtyard, Private Yard                                                                                      |
| Lot Description   | Back Lane, Level, Backs on to Park/Green Space, Low Maintenance Landscape, No Neighbours Behind, See Remarks |
| Roof              | Asphalt Shingle                                                                                              |
| Construction      | Vinyl Siding                                                                                                 |
| Foundation        | Poured Concrete                                                                                              |

### Additional Information

|             |                |
|-------------|----------------|
| Date Listed | May 12th, 2025 |
|-------------|----------------|

|                |      |
|----------------|------|
| Days on Market | 104  |
| Zoning         | R-CG |

## Listing Details

|                |                    |
|----------------|--------------------|
| Listing Office | First Place Realty |
|----------------|--------------------|

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