

# \$345,000 - 55 Falshire Terrace Ne, Calgary

MLS® #A2236622

**\$345,000**

3 Bedroom, 2.00 Bathroom, 993 sqft  
Residential on 0.00 Acres

Falconridge, Calgary, Alberta

Welcome to this beautifully maintained 3-bedroom, 2 full bathroom townhome in the vibrant, family-friendly community of Falconridge.

Combining comfort, functionality, and convenience, this home is perfect for first-time buyers, growing families, or investors looking for a move-in-ready property with long-term rental potential.

A standout feature is the modern full bathroom on the main floor, added in 2023, complete with a walk-in shower—ideal for guests. The main floor also boasts durable laminate flooring, a bright living room with a large bay window, and a cozy dining area that flows seamlessly into a well-appointed kitchen. The kitchen features stainless steel appliances, a dual-basin sink, sleek countertops, and ample cabinetry. Step through sliding glass doors into your private, fully fenced backyard with a patio, perfect for summer gatherings or quiet relaxation.

Upstairs, you'll find three spacious bedrooms, all with plush carpeted flooring. The primary bedroom is a peaceful retreat with ample closet space and direct access to a Jack-and-Jill style ensuite. A second full bathroom and two additional bedrooms complete this level.

The unfinished basement offers endless



potential for future development, with laundry, roughed-in plumbing, and ample storage, including space under the stairs—ideal for a home gym, office, or recreation room.

Additional highlights include two parking stalls—one assigned and one currently rented—and a generous shared green space just beyond the great sized backyard, perfect for gatherings and community events. Recent upgrades include a newly built full washroom on the main floor, fresh paint completed in 2023, and updated furnace and hot water tank—both replaced within the last five years.

Located just minutes from schools, playgrounds, shopping, and essential amenities, this home truly checks all the boxes. The property is currently tenant-occupied, and the tenant is interested in continuing a long-term lease, making this a fantastic investment opportunity. Book your private showing today and explore the comfort, value, and potential this charming townhome has to offer!

Built in 1982

**Essential Information**

|                |               |
|----------------|---------------|
| MLS® #         | A2236622      |
| Price          | \$345,000     |
| Bedrooms       | 3             |
| Bathrooms      | 2.00          |
| Full Baths     | 2             |
| Square Footage | 993           |
| Acres          | 0.00          |
| Year Built     | 1982          |
| Type           | Residential   |
| Sub-Type       | Row/Townhouse |
| Style          | 2 Storey      |
| Status         | Active        |

## Community Information

|             |                        |
|-------------|------------------------|
| Address     | 55 Falshire Terrace Ne |
| Subdivision | Falconridge            |
| City        | Calgary                |
| County      | Calgary                |
| Province    | Alberta                |
| Postal Code | T3J 3B6                |

## Amenities

|                |                        |
|----------------|------------------------|
| Amenities      | Trash, Visitor Parking |
| Parking Spaces | 2                      |
| Parking        | Assigned, Stall        |

## Interior

|                   |                                                                     |
|-------------------|---------------------------------------------------------------------|
| Interior Features | No Animal Home                                                      |
| Appliances        | Dishwasher, Dryer, Electric Range, Range Hood, Refrigerator, Washer |
| Heating           | Forced Air, Natural Gas                                             |
| Cooling           | None                                                                |
| Has Basement      | Yes                                                                 |
| Basement          | Full, Unfinished                                                    |

## Exterior

|                   |                                      |
|-------------------|--------------------------------------|
| Exterior Features | Private Yard                         |
| Lot Description   | Back Yard, Low Maintenance Landscape |
| Roof              | Asphalt Shingle                      |
| Construction      | Concrete, Vinyl Siding               |
| Foundation        | Poured Concrete                      |

## Additional Information

|                |                |
|----------------|----------------|
| Date Listed    | July 3rd, 2025 |
| Days on Market | 52             |
| Zoning         | M-C1 d75       |

## Listing Details

|                |                                  |
|----------------|----------------------------------|
| Listing Office | Coldwell Banker Mountain Central |
|----------------|----------------------------------|

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