

# \$468,900 - 343 Falshire Way Ne, Calgary

MLS® #A2262020

**\$468,900**

3 Bedroom, 2.00 Bathroom, 1,153 sqft

Residential on 0.07 Acres

Falconridge, Calgary, Alberta

Welcome to this well-maintained 3-bedroom home, ideally located on a quiet street with a playground just across the road. This bright and functional 2-storey layout offers great space for everyday living and entertaining.

The main floor features a spacious living area with large windows that bring in natural light, a practical kitchen with granite countertops, and a dedicated dining space. The back entrance includes a mudroom and a convenient 2-piece bathroom.

Upstairs, the primary bedroom offers a large walk-in closet and 4-piece ensuite, accompanied by two additional good-sized bedrooms. The basement features a large recreation or entertainment area with brand new carpet, perfect for family use or a home theatre setup.

Recent updates include fresh paint throughout, new siding, a brand new stainless steel stove and over-the-range microwave, and updated carpeting. The fully fenced backyard is sunny and spacious, complete with a patio area ideal for relaxing or entertaining.

This home presents excellent value for those seeking a move-in ready option in a family-friendly community, with no condo fees and room to grow.

Built in 1982



## Essential Information

|                |             |
|----------------|-------------|
| MLS® #         | A2262020    |
| Price          | \$468,900   |
| Bedrooms       | 3           |
| Bathrooms      | 2.00        |
| Full Baths     | 1           |
| Half Baths     | 1           |
| Square Footage | 1,153       |
| Acres          | 0.07        |
| Year Built     | 1982        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | 2 Storey    |
| Status         | Active      |

## Community Information

|             |                     |
|-------------|---------------------|
| Address     | 343 Falshire Way Ne |
| Subdivision | Falconridge         |
| City        | Calgary             |
| County      | Calgary             |
| Province    | Alberta             |
| Postal Code | T3J 2B3             |

## Amenities

|                |            |
|----------------|------------|
| Parking Spaces | 2          |
| Parking        | Off Street |

## Interior

|                   |                                                                            |
|-------------------|----------------------------------------------------------------------------|
| Interior Features | Open Floorplan                                                             |
| Appliances        | Dishwasher, Electric Range, Microwave Hood Fan, Refrigerator, Washer/Dryer |
| Heating           | Forced Air                                                                 |
| Cooling           | None                                                                       |
| Has Basement      | Yes                                                                        |
| Basement          | Finished, Full                                                             |

## Exterior

|                   |                                        |
|-------------------|----------------------------------------|
| Exterior Features | Other                                  |
| Lot Description   | Back Lane, Back Yard, Landscaped, Lawn |

|              |                      |
|--------------|----------------------|
| Roof         | Asphalt Shingle      |
| Construction | Concrete, Wood Frame |
| Foundation   | Poured Concrete      |

**Additional Information**

|                |                   |
|----------------|-------------------|
| Date Listed    | October 3rd, 2025 |
| Days on Market | 17                |
| Zoning         | R-CG              |

**Listing Details**

|                |            |
|----------------|------------|
| Listing Office | eXp Realty |
|----------------|------------|

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