

# \$494,999 - 343 Falshire Drive Ne, Calgary

MLS® #A2233775

**\$494,999**

4 Bedroom, 3.00 Bathroom, 1,092 sqft

Residential on 0.07 Acres

Falconridge, Calgary, Alberta

?? Fully Renovated | Move-In Ready | Income Potential!

Welcome to this beautifully renovated detached home in the heart of the vibrant Falconridge community! This spacious and modern home offers 3 bright bedrooms and a full bathroom upstairs, perfect for growing families. The main floor features a welcoming living room, a stylish kitchen, and an additional full bathroom—plus a separate side entrance leading to the fully developed basement.

The basement illegal suite includes 1 bedroom, a second kitchen, laundry, full washroom and its own private entrance, making it ideal for rental income or extended family living.

This property has been thoughtfully updated from top to bottom—just move in and enjoy! Located close to schools, parks, transit, and shopping, this home offers both comfort and convenience.

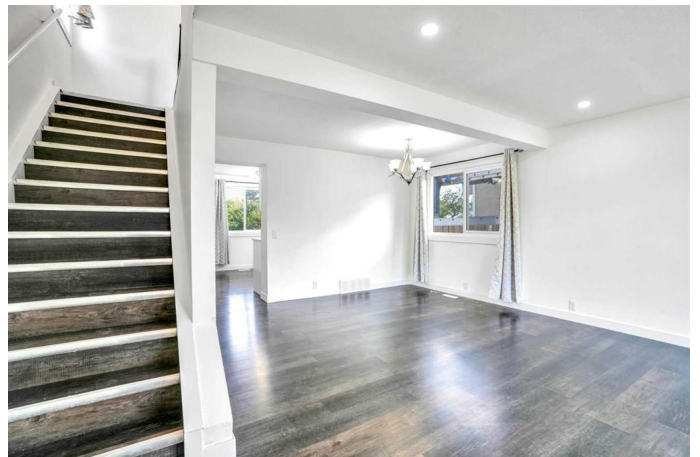
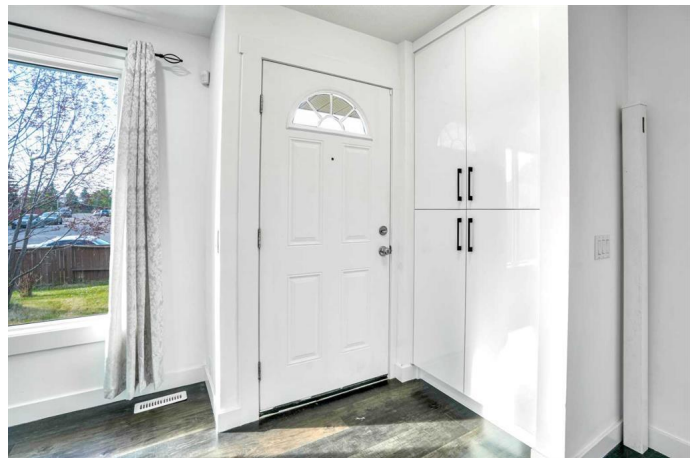
Don't miss this exceptional opportunity—book your showing today!

Built in 1981

## Essential Information

MLS® # A2233775

Price \$494,999



|                |             |
|----------------|-------------|
| Bedrooms       | 4           |
| Bathrooms      | 3.00        |
| Full Baths     | 3           |
| Square Footage | 1,092       |
| Acres          | 0.07        |
| Year Built     | 1981        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | 2 Storey    |
| Status         | Active      |

### Community Information

|             |                       |
|-------------|-----------------------|
| Address     | 343 Falshire Drive Ne |
| Subdivision | Falconridge           |
| City        | Calgary               |
| County      | Calgary               |
| Province    | Alberta               |
| Postal Code | t3j1t8                |

### Amenities

|                |            |
|----------------|------------|
| Parking Spaces | 1          |
| Parking        | Off Street |

### Interior

|                   |                                                    |
|-------------------|----------------------------------------------------|
| Interior Features | No Smoking Home                                    |
| Appliances        | Electric Stove, Refrigerator, Washer/Dryer Stacked |
| Heating           | Forced Air, Standard                               |
| Cooling           | None                                               |
| Has Basement      | Yes                                                |
| Basement          | Finished, Full, Exterior Entry, Suite              |

### Exterior

|                   |                                                   |
|-------------------|---------------------------------------------------|
| Exterior Features | Private Yard                                      |
| Lot Description   | Back Lane, Back Yard, Landscaped, Rectangular Lot |
| Roof              | Asphalt Shingle                                   |
| Construction      | Vinyl Siding, Wood Frame                          |
| Foundation        | Poured Concrete                                   |

### Additional Information

|                |                 |
|----------------|-----------------|
| Date Listed    | June 23rd, 2025 |
| Days on Market | 147             |
| Zoning         | R-CG            |

## **Listing Details**

|                |                  |
|----------------|------------------|
| Listing Office | Creekside Realty |
|----------------|------------------|

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.