

# \$549,900 - 231 Falshire Way Ne, Calgary

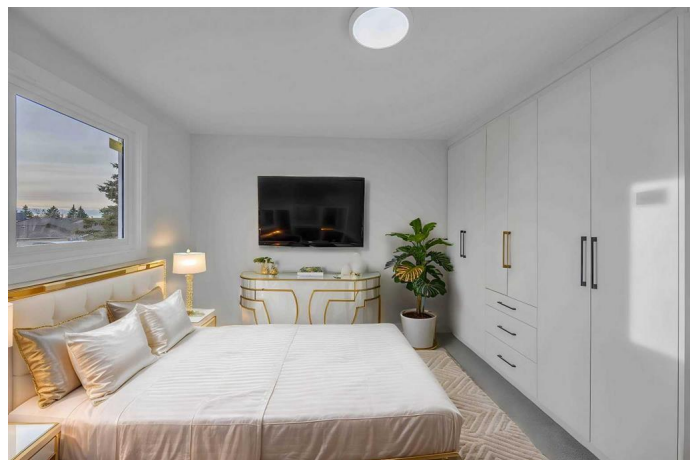
MLS® #A2236686

**\$549,900**

4 Bedroom, 4.00 Bathroom, 1,246 sqft  
Residential on 0.07 Acres

Falconridge, Calgary, Alberta

Welcome to this fully renovated single detached home is nestled in a highly sought-after, family-friendly neighborhood and offers the perfect blend of comfort, functionality, and modern style. Featuring a total of 4 bedrooms and 3.5 bathrooms, the home includes a separate side entrance to a fully finished basement with an illegal suite, making it ideal for multigenerational living or a great mortgage helper. The main floor boasts a brand-new kitchen with ample cabinetry, modern finishes, and a new dishwasher, which opens into a bright dining area and a cozy living room—perfect for family gatherings or entertaining guests. A convenient half-bathroom completes the main level. Upstairs, you’ll find three generously sized bedrooms, including a spacious primary suite with a private 3-piece ensuite, as well as a fully renovated 4-piece main bathroom. The basement suite offers a large bedroom, a full bathroom, a comfortable family room, a well-equipped kitchen, and its own separate laundry, ensuring privacy and independence for occupants. Recent upgrades include new flooring, plush carpeting, new windows and doors, updated lighting fixtures, and fully modernized bathrooms throughout. The fully fenced backyard offers a safe and private outdoor space for children or pets to play. Located close to schools, parks, shopping centers, and major transportation routes, this move-in-ready home presents a rare opportunity to own a stylish, functional, and



versatile property in a prime location.

Built in 1982

### **Essential Information**

MLS® #	A2236686
Price	\$549,900
Bedrooms	4
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	1,246
Acres	0.07
Year Built	1982
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

### **Community Information**

Address	231 Falshire Way Ne
Subdivision	Falconridge
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3J2B3

### **Amenities**

Parking Spaces	3
Parking	Off Street, Parking Pad

### **Interior**

Interior Features	No Animal Home, No Smoking Home, Quartz Counters, Separate Entrance, Vinyl Windows
Appliances	Dishwasher, Dryer, Gas Range, Range Hood, Refrigerator, Stove(s), Washer
Heating	Central, Forced Air
Cooling	None
Has Basement	Yes

Basement	Exterior Entry, Finished, Full, Suite, Walk-Up To Grade
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## Exterior

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

## Additional Information

Date Listed	July 3rd, 2025
Days on Market	15
Zoning	R-CG

## Listing Details

Listing Office	PREP Realty
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