



GRASSROOTS
REALTY GROUP

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96 Falshire Close NE
Calgary, Alberta

MLS # A2324049



\$449,000

Division:	Falconridge		
Type:	Residential/House		
Style:	Bi-Level		
Size:	974 sq.ft.	Age:	1987 (39 yrs old)
Beds:	4	Baths:	2
Garage:	Alley Access, Covered, Double Garage Detached, RV Access/Parking		
Lot Size:	0.09 Acre		
Lot Feat:	Corner Lot		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Linoleum, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	RC-G
Foundation:	Wood	Utilities:	-
Features:	See Remarks		

Inclusions: Washer, Dryer, Refrigerator, Basement Refrigerator, Stove, Dishwasher, Garage Door opener

Welcome to this well-maintained bi-level home located on a quiet street in the desirable Falconridge community of NE Calgary. Situated on a spacious 4,000 sq ft corner lot with back alley access, this property offers approximately 2,000 sq ft of developed living space and excellent investment potential. The home is ideally positioned within walking distance to Terry Fox School, Grant MacEwan School, the Falconridge Community Association, parks, playgrounds, major shopping areas, and public transit. The main level features a bright and inviting layout with two generous bedrooms, a full 4-piece bathroom, and a large living and dining area filled with natural sunlight. The kitchen comes equipped with all appliances and is complemented by a cozy sunroom, perfect for relaxing or entertaining. The fully developed basement includes a spacious recreation/living area with a fireplace, a second kitchen with a 220V stove hookup, two additional bedrooms, and a full bathroom. The laundry is conveniently located in the mechanical room. With minimal modifications (such as adding a partition wall), the basement offers excellent potential for a separate rental suite (Illegal) or legal with subject to approval and permitting by the city/municipality. Additional features include a detached double-car garage, a fully fenced yard, and RV parking. The property is currently tenant occupied, with a lease in place until August 31, 2026. The tenant is open to either vacating or renewing under the new owner's direction, offering flexibility for both investors and homeowners.