



GRASSROOTS
REALTY GROUP

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11 Falshire Terrace NE Calgary, Alberta

MLS # A2328659



\$299,900

Division:	Falconridge		
Type:	Residential/Five Plus		
Style:	2 Storey		
Size:	1,071 sq.ft.	Age:	1982 (44 yrs old)
Beds:	3	Baths:	1 full / 1 half
Garage:	Assigned, Stall		
Lot Size:	-		
Lot Feat:	Back Yard		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Vinyl	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 411
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	M-C1 d75
Foundation:	Poured Concrete	Utilities:	-
Features:	No Animal Home		

Inclusions: N/A

Welcome to 11 Falshire Terrace NE—an affordable opportunity offering excellent value for first-time home buyers and investors alike! This bright two-story townhouse features a spacious living room with a large bay window and plenty of natural light. The updated kitchen offers abundant cabinet and counter space, a stylish backsplash, stainless steel appliances and a functional layout for everyday living. Durable flooring extends throughout the main and upper levels. Upstairs, you will find three well-sized bedrooms with ample closet space. Sliding patio doors lead to a private, fully fenced backyard—an ideal space for relaxing, gardening or entertaining. Located in the established community of Falconridge, this home is conveniently close to schools, parks, public transit, shopping canters, restaurants and a wide range of everyday services. With an attractive price point, a practical layout and a highly convenient location, this property is an excellent choice for buyers entering the market or investors looking to expand their portfolio. Don't miss this great-value opportunity—book your private showing today!