



GRASSROOTS
REALTY GROUP

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50 Falshire Terrace NE
Calgary, Alberta

MLS # A2336663



\$289,900

Division:	Falconridge		
Type:	Residential/Five Plus		
Style:	2 Storey		
Size:	1,097 sq.ft.	Age:	1982 (44 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Stall		
Lot Size:	-		
Lot Feat:	Corner Lot		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 407
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding	Zoning:	M-C1 d75
Foundation:	Poured Concrete	Utilities:	-
Features:	No Animal Home		

Inclusions:	na
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Welcome to this fantastic CORNER-UNIT townhome in the established and convenient community of FALCONRIDGE! Offering 3 bedrooms, 2.5 bathrooms and a fully finished basement, this turn-key property is an excellent opportunity for families, first-time buyers or investors. The main floor offers a bright and functional layout with plenty of natural light and comfortable living space. Upstairs, you'll find 3 well-sized bedrooms along with a full bathroom, creating a practical layout for the entire family. The fully finished basement provides even more valuable living space and features its own kitchen and bathroom, offering excellent flexibility for extended family, guests or additional household use. As a corner unit, this home benefits from added privacy and a more open feel. Step outside and enjoy the backyard, offering additional space for relaxing, entertaining and enjoying the warmer months. Located in the heart of FALCONRIDGE, this home is surrounded by the conveniences that make the community so desirable. Enjoy easy access to schools, parks, playgrounds, shopping, public transit, restaurants and everyday amenities, along with convenient connections to major roadways and other areas of Calgary. CORNER UNIT • 3 BEDROOMS • 2.5 BATHROOMS • FINISHED BASEMENT • SECOND KITCHEN • BACKYARD • TURN-KEY A fantastic opportunity to own a move-in-ready home in FALCONRIDGE. Book your private showing today!