

# \$569,900 - 231 Falshire Way Ne, Calgary

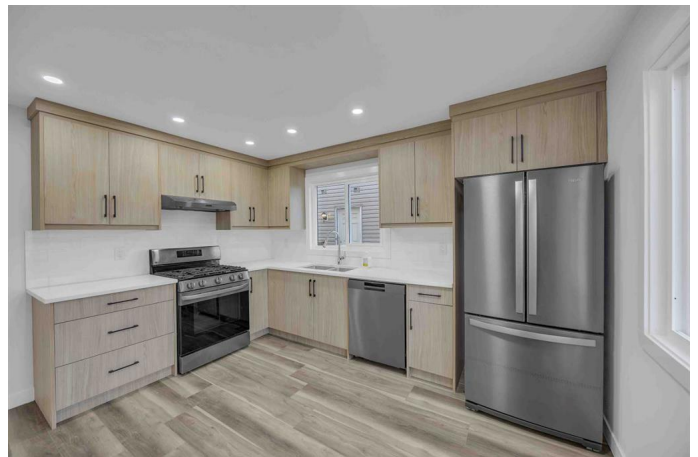
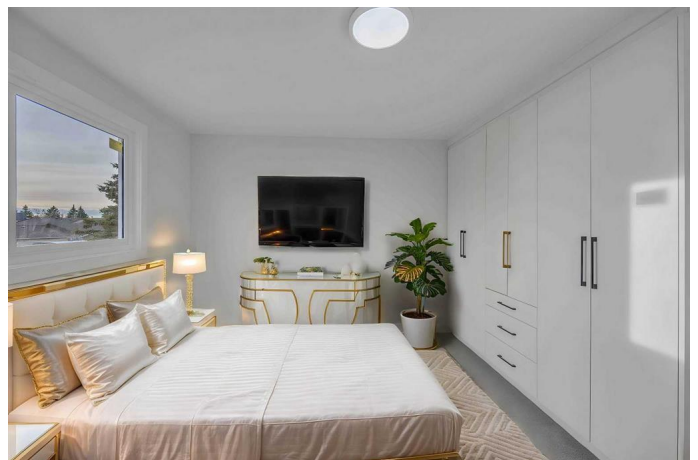
MLS® #A2228366

**\$569,900**

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® #	A2228366
Price	\$569,900
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

**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              June 5th, 2025  
Days on Market        4  
Zoning                    R-CG

**Listing Details**

Listing Office            PREP Realty

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