

# \$479,500 - 164 Falshire Way Ne, Calgary

MLS® #A2223334

## \$479,500

3 Bedroom, 2.00 Bathroom, 1,262 sqft

Residential on 0.09 Acres

Falconridge, Calgary, Alberta

Click brochure link for more details. Fantastic opportunity to own this well-cared-for home with sunny 40' wide lot sized to fit your future triple garage and more....This home already comes with high-efficiency furnace, newer Bradford-White water heater and a solid structure to upgrade to your wildest dream. Other features such as large bay window, south-facing backyard with rose bushes and newly-planted fruit tree. Come and see how best to unlock the full potential by adding your personal touch. Also there is a double-entry door to the master-bedroom, and a gravelled RV/boat parking pad along the side of the house where it is accessible thru swing-open fence, with installed outdoor GFCI protected receptacles. This home is thoughtfully priced to sell quick.

Built in 1983

### Essential Information

MLS® #	A2223334
Price	\$479,500
Bedrooms	3
Bathrooms	2.00
Full Baths	1
Half Baths	1
Square Footage	1,262
Acres	0.09
Year Built	1983



Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

### Community Information

Address	164 Falshire Way Ne
Subdivision	Falconridge
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3J 2B4

### Amenities

Parking Spaces	3
Parking	Off Street, Parking Pad

### Interior

Interior Features	Closet Organizers, No Animal Home, No Smoking Home, Vinyl Windows
Appliances	Dishwasher, Dryer, Electric Range, Range Hood, Refrigerator, Washer
Heating	Forced Air
Cooling	None
Has Basement	Yes
Basement	Full, Partially Finished

### Exterior

Exterior Features	None
Lot Description	Landscaped, Treed
Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Frame
Foundation	Poured Concrete

### Additional Information

Date Listed	May 23rd, 2025
Days on Market	15
Zoning	R-CG

### Listing Details

Listing Office	Honestdoor Inc.
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