

# \$499,900 - 343 Falshire Way Ne, Calgary

MLS® #A2242580

**\$499,900**

3 Bedroom, 2.00 Bathroom, 1,152 sqft

Residential on 0.07 Acres

Falconridge, Calgary, Alberta

Welcome to this well-maintained 3-bedroom home, ideally located on a quiet street with a playground just across the road. This bright and functional 2-storey layout offers great space for everyday living and entertaining.

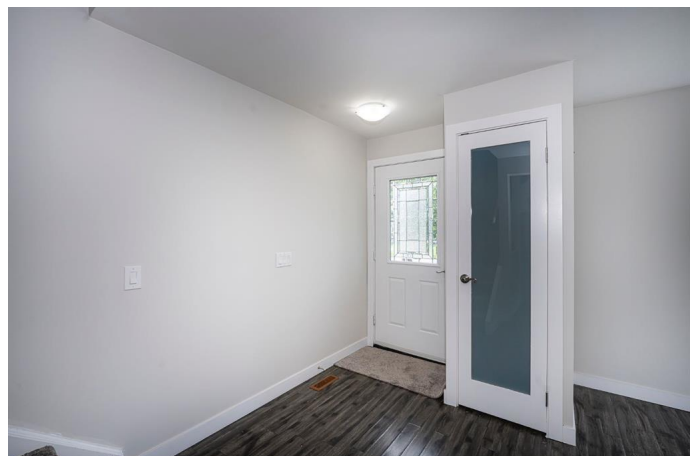
The main floor features a spacious living area with large windows that bring in natural light, a practical kitchen with granite countertops, and a dedicated dining space. The back entrance includes a mudroom and a convenient 2-piece bathroom.

Upstairs, the primary bedroom offers a large walk-in closet and 4-piece ensuite, accompanied by two additional good-sized bedrooms. The basement features a large recreation or entertainment area with brand new carpet, perfect for family use or a home theatre setup.

Recent updates include fresh paint throughout, new siding, a brand new stainless steel stove and over-the-range microwave, and updated carpeting. The fully fenced backyard is sunny and spacious, complete with a patio area ideal for relaxing or entertaining.

This home presents excellent value for those seeking a move-in ready option in a family-friendly community, with no condo fees and room to grow.

Built in 1982



## Essential Information

MLS® #	A2242580
Price	\$499,900
Bedrooms	3
Bathrooms	2.00
Full Baths	1
Half Baths	1
Square Footage	1,152
Acres	0.07
Year Built	1982
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

## Community Information

Address	343 Falshire Way Ne
Subdivision	Falconridge
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3J 2B3

## Amenities

Parking Spaces	2
Parking	Off Street

## Interior

Interior Features	Open Floorplan
Appliances	Dishwasher, Electric Range, Microwave Hood Fan, Refrigerator, Washer/Dryer
Heating	Forced Air
Cooling	None
Has Basement	Yes
Basement	Finished, Full

## Exterior

Exterior Features	Other
Lot Description	Back Lane, Back Yard, Landscaped, Lawn

Roof	Asphalt Shingle
Construction	Concrete, Wood Frame
Foundation	Poured Concrete

**Additional Information**

Date Listed	July 25th, 2025
Days on Market	3
Zoning	R-CG

**Listing Details**

Listing Office	eXp Realty
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