

# \$345,000 - 31 Falshire Terrace Ne, Calgary

MLS® #A2259624

**\$345,000**

4 Bedroom, 2.00 Bathroom, 1,105 sqft

Residential on 0.00 Acres

Falconridge, Calgary, Alberta

Welcome to this upgraded townhome in an established community. This corner/end unit features over 1400 Sq. Ft of living space on three levels, total of 4 bedrooms, 1.5 bathrooms, spacious deck, private backyard and two assigned parking units close to the front entrance. An open floor plan on the main floor with plenty of natural light, a cozy living room with bay windows and brand-new vinyl flooring, gorgeous kitchen featuring stainless steel appliances, white cabinets, brand new quartz counter tops & back splash, the well-located 2 pc bathroom with new vanity and other fixtures. Sit and relax in the sun-soaked dining/nook area or slip outside to enjoy the private patio with the view of the green space. The upper-level features, large master bedroom with closet, fully renovated 4-piece bathroom, and two more bedrooms. The professionally developed lower level has an additional bedroom, a large recreational room, laundry room with new washer and plenty of storage space. New energy star triple pane vinyl windows, brand new interior doors, flooring, trim, baseboards, light fixtures, and new paint on all three levels are some of the recent upgrades of this home. Visitor parking just steps from the front entrance and newly landscaped fenced backyard are some of the additional features of this home. Close to all amenities, easy access to major roadways and waking distance schools, bus stops and shopping and Dashmesh Gurudwara. For more details, view additional pictures and



virtual tour links.

Built in 1982

### Essential Information

|                |               |
|----------------|---------------|
| MLS® #         | A2259624      |
| Price          | \$345,000     |
| Bedrooms       | 4             |
| Bathrooms      | 2.00          |
| Full Baths     | 1             |
| Half Baths     | 1             |
| Square Footage | 1,105         |
| Acres          | 0.00          |
| Year Built     | 1982          |
| Type           | Residential   |
| Sub-Type       | Row/Townhouse |
| Style          | 2 Storey      |
| Status         | Active        |

### Community Information

|             |                        |
|-------------|------------------------|
| Address     | 31 Falshire Terrace Ne |
| Subdivision | Falconridge            |
| City        | Calgary                |
| County      | Calgary                |
| Province    | Alberta                |
| Postal Code | T3J 3B2                |

### Amenities

|                |                                 |
|----------------|---------------------------------|
| Amenities      | Parking, Trash, Visitor Parking |
| Parking Spaces | 2                               |
| Parking        | Assigned, Stall, Guest, Paved   |

### Interior

|                   |                                                                    |
|-------------------|--------------------------------------------------------------------|
| Interior Features | Ceiling Fan(s), No Animal Home, No Smoking Home                    |
| Appliances        | Dryer, Microwave, Refrigerator, Stove(s), Washer, Window Coverings |
| Heating           | Forced Air                                                         |
| Cooling           | Rough-In                                                           |
| Has Basement      | Yes                                                                |

Basement                      Finished, Full

**Exterior**

Exterior Features      Garden, Playground, Private Yard  
Lot Description        Back Yard, Corner Lot  
Roof                      Asphalt Shingle  
Construction          Vinyl Siding  
Foundation            Poured Concrete

**Additional Information**

Date Listed              September 24th, 2025  
Days on Market        19  
Zoning                    M-C1 d75

**Listing Details**

Listing Office            Century 21 Bravo Realty

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