



GRASSROOTS
REALTY GROUP

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195 Falshire Drive NE
Calgary, Alberta

MLS # A2216107



\$529,999

Division:	Falconridge		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,151 sq.ft.	Age:	1981 (44 yrs old)
Beds:	4	Baths:	2 full / 1 half
Garage:	Alley Access, Parkade		
Lot Size:	0.07 Acre		
Lot Feat:	Back Yard, Front Yard		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full, Suite	LLD:	-
Exterior:	Concrete, Mixed, Vinyl Siding, Wood Frame	Zoning:	RC-G
Foundation:	Poured Concrete	Utilities:	-
Features:	Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Quartz Counters, Separate Entrance, Storage		

Inclusions: none

PRICED TO SELL! | TWO-Storey Detached Home + ILLEGAL BASEMENT SUITE (Separate Kitchen, Entrance & Laundry) | 1151 SQFT Above Grade + 511 SQFT Below | GREAT INVESTMENT OR FAMILY LIVING Your Opportunity Awaits in Falconridge! This well-maintained 2-storey detached home offers versatile living options—perfect for homeowners seeking mortgage helpers or investors looking for strong rental potential. The illegal basement suite features a separate entrance, kitchen, and laundry, making it ideal for extended family or additional income. ? **KEY FEATURES:** ? 4 Beds + 2 Baths (Above & Below Grade Layout) ? Bright & Functional Main Floor with open sightlines ? Spacious Primary Bedroom + Additional Upstairs Bedrooms ? Private Backyard — Low-maintenance & ready for summer enjoyment ? Separate Laundry & Utilities for Basement Convenience ? Great Location — Close to schools, transit, shopping & Stoney Trail ?? **INVESTOR ALERT!** With rental demand soaring, this property delivers cash-flow potential. Owner-occupiers can offset costs while building equity. ? **ACT FAST —** This Won’t Last! Priced aggressively for a quick sale. Perfect for first-time buyers, growing families, or savvy investors. Book your showing **TODAY** before it’s gone!